

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

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

**AND**

**IN THE MATTER** of the Open Space and  
Recreation / District  
Wide Hearing Steam 15

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

**VISITOR ACCOMMODATION**

**23 July 2018**

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## TABLE OF CONTENTS

1. EXECUTIVE SUMMARY.....	1
2. INTRODUCTION .....	2
3. CODE OF CONDUCT .....	3
4. SCOPE .....	3
5. BACKGROUND – STATUTORY AND NON-STATUTORY DOCUMENTS .....	4
6. BACKGROUND – OVERVIEW OF THE ISSUES .....	21
7. ANALYSIS.....	28
8. GROUP 1 – ALTERNATIVE STRATEGIC APPROACHES .....	29
9. GROUP 2 – RESIDENTIAL VISITOR ACCOMMODATION .....	35
10. RURAL ZONES .....	76
11. GROUP 3 – RELIEF SOUGHT REGARDING HOMESTAYS.....	82
12. GROUP 5 – OTHER VARIOUS RELIEF SOUGHT .....	100
13. CONCLUSION.....	107

**Appendix 1: Recommended Revised Provisions**

**Appendix 2: List of Stage 2 Submitters and Recommended Decisions**

**Appendix 2A: List of Stage 1 Submitters and Recommended Decisions**

**Appendix 3: Section 32 Report**

**Appendix 3A: Attachment to s32 Report – Infometrics, Measuring the scale and scope of Airbnb in the Queenstown Lakes District (October 2017)**

**Appendix 4: Section 32AA Evaluation**

## 1. EXECUTIVE SUMMARY

- 1.1 A total of 4984 submission points and 656 further submission points were received regarding the Proposed District Plan (**PDP**) Visitor Accommodation (**VA**) provisions notified in Stage 2 (including the variation to relevant definitions) (**VA provisions**), which contain a wide range of views and proposals. These submissions and the implications of the relief sought have been considered, as well as the views and information provided by the Council's respective expert witnesses. My recommendations are that the framework and structure of the provisions should be retained as notified, and outlined and supported in the section 32 assessment (**s32 report**) (see **Appendix 3**).
- 1.2 However, several changes to the notified provisions are recommended, and these are shown in the recommended revised provisions attached as **Appendix 1 (Revised Provisions)** to this evidence. These include a number of substantive changes as well as minor changes, or wording changes that provide better expression. I have evaluated the appropriateness, benefits and costs of the substantive changes in terms of the requirements of section 32AA of the Resource Management Act (**RMA**) within the s32AA analysis attached as **Appendix 4**.
- 1.3 The changes I recommend in response to submissions seek to refine the approach to managing the adverse effects of visitor accommodation activities, and in some instances provide greater flexibility for visitor accommodation activities compared to the notified version when effects can be appropriately managed. The key recommended changes are as follows:
- (a) Provide for Residential Visitor Accommodation in the Lower Density Suburban Residential Zone (**LDSRZ**), Medium Density Residential Zone (**MDRZ**), Large Lot Residential Zone (**LLRZ**) and Arrowtown Residential Historic Management Zone (**ARHMZ**) – 42 nights per annum permitted, and more than 42 nights requiring non-complying activity resource consent;
  - (b) Provide for Residential Visitor accommodation in the MDRZ adjoining Wanaka Town Centre (shown on Planning Map

- 21) and the High Density Residential Zone (**HDRZ**) – 42 nights permitted, with breaches requiring restricted discretionary activity resource consent;
- (c) Provide for Residential Visitor Accommodation in the Rural Zone, Rural Residential Zone, Rural Lifestyle Zone and the Gibbston Character Zone – increasing the permitted number of nights per annum from 28 (as notified) to 42, and more than 42 nights requiring discretionary activity resource consent;
  - (d) Provide for Residential Visitor Accommodation in the Millbrook Resort Zone and the Jacks Point Zone Village Activity Area (V(JP), Homestead Bay Village Activity Area (V(HB) and the Lodge Activity Area (L) – 42 nights permitted, and more than 42 nights requiring restricted discretionary activity resource consent;
  - (e) Removal of the rule from all zones requiring that the number of Residential Visitor Accommodation lets is limited to 3 separate lets per annum; and
  - (f) Reduce the permitted number of guests in Homestays in the LDSRZ, MDRZ, ARHMZ and LLRZ from 5 guests as notified to 3 guests as a permitted activity.

**1.4** I consider that the recommended changes to the VA provisions will better meet the purpose of the RMA and are the most appropriate way to achieve the relevant objectives. As a summary, I recommend that the structure of the VA provisions remain the same as the notified version, whereby the definitions of RVA, VA and Homestay enable these accommodation activities to be treated as separately defined accommodation types. The changes I recommend, whilst building additional flexibility into the RVA provisions as notified, would, in my view, still enable the effects of RVA activities to be appropriately managed. Considered overall, the changes are more effective and efficient than the equivalent provisions within the notified provisions and the Operative District Plan (**ODP**). I also consider that the amendments are more effective and efficient than the changes sought by submitters that I recommend be rejected.

## **2. INTRODUCTION**



**2.1** My name is Amy Bowbyes, I am employed by the Queenstown Lakes District Council (**Council**) as a Senior Policy Planner. I hold the qualifications of Bachelor of Science and Bachelor of Arts from Victoria University. I have primarily worked for local authorities in policy and district plan administration roles since 2005.

**2.2** I note that I am not the author of the notified variation or the accompanying s32 report.

**2.3** My current role is Senior Policy Planner, which I have held since February 2015, prior to this I was employed at Council as Senior Policy Planner (fixed term, part-time 20 hours per week) from August 2014.

### **3. CODE OF CONDUCT**

**3.1** Although this is a Council hearing, I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.

**3.2** I am authorised to give this evidence on Council's behalf.

### **4. SCOPE**

**4.1** My evidence makes recommendations on the submissions and further submissions received on the notified VA provisions in Stage 2 of the PDP (**Appendix 2**), as well as submissions transferred from Stage 1 of the review (**Appendix 2A**). These tables also set out whether identified further submissions are considered to not be relevant to the primary submission point they accompany. Submissions relating to the mapping of the Visitor Accommodation Subzones on Planning Maps are addressed in a separate s42A report authored by Ms Rosalind Devlin.

**4.2** Although this evidence is intended to be a standalone document and to also meet the requirements of section 42 of the RMA (**s42A**), the s32 report is attached as **Appendix 3** for information and reference

purposes. The report prepared by Infometrics<sup>1</sup> that is referenced in the s32 is attached as **Appendix 3A**.

## 5. BACKGROUND – STATUTORY AND NON-STATUTORY DOCUMENTS

5.1 The s32 report provides an overview of the higher order planning documents that were considered in the preparation of the VA provisions (see **Appendix 3**). In addition, a more detailed summary of relevant legislation and documents is provided below.

5.2 I also refer to the Panel's Recommendation Report 1 (**Report 1**) on Stage 1 of the PDP, in particular paragraphs 31 to 48.<sup>2</sup> Report 1 sets out the statutory requirements for consideration of proposed district plans from *Colonial Vineyard Limited v Marlborough District Council*,<sup>3</sup> and relevant changes through subsequent amendments to the RMA in 2013. Paragraph 46 of Report 1 largely summarises the position that applies in this evidence, although I wish to emphasise some points below.

5.3 Report 1 also refers to the relevance of the *King Salmon* decision.<sup>4</sup> In my recommendations on the VA provisions, I am conscious that a decision has been made on the Strategic Chapters of the PDP, but they are not "settled" objectives and policies (ie. they are currently subject to the appeal period). I am also conscious that the operative Regional Policy Statement predates all of the National Policy Statements potentially relevant to the PDP (refer paragraph 46(d) of Report 1), and that in July a number of consent orders were issued by the Environment Court in relation to the proposed Regional Policy Statement. At the time of writing this report, I understand the Court has three consent memoranda sitting with it, and one more is likely to be filed, and two decisions are to be issued.

### The Resource Management Act 1991 (RMA)

5.4 The purpose of the RMA is set out in section 5, as below:

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1 Infometrics, Measuring the scale and scope of Airbnb in Queenstown-Lakes District (October 2017).  
2 <https://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/PDP-Stage-1-Decisions/Reports/Report-01-Introduction.pdf>  
3 [2014] NZ EnvC 55  
4 *Environmental Defence Society v The New Zealand King Salmon Company Limited* [2014] NZSC 38

## 5 Purpose

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources. In the Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while:*
- (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
  - (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
  - (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

**5.5** This report considers the proposed provisions in the context of advancing the purpose of the RMA to achieve the sustainable management of natural and physical resources.

**5.6** The purpose and principles in Part 2 of the RMA, which emphasise the requirement to sustainably manage the use, development and protection of the natural and physical resources for current and future generations, taking into account the 'four well beings' (social, economic, cultural and environmental) are relevant to issues arising with the VA provisions.

**5.7** Section 6 ('Matters of national importance') of the RMA requires that the following matters of national importance are recognised and provided for:

- (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*
- (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*
- (c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*
- (d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:*

- (e) *the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:*
- (f) *the protection of historic heritage from inappropriate subdivision, use, and development:*
- (g) *the protection of protected customary rights:*
- (h) *the management of significant risks from natural hazards.*

**5.8** The VA provisions apply to land that is an Outstanding Natural Feature (**ONF**) or Outstanding Natural Landscape (**ONL**), by virtue of the provisions applying to the Rural Zone, and it is noteworthy that QLDC is required to protect these from inappropriate use, subdivision and development as a matter of national importance.

**5.9** Section 7 ('Other Matters') of the RMA identifies a range matters that RMA decision-makers are to have particular regard to:

- (a) *the efficient use and development of natural and physical resources*
- (b) *the maintenance and enhancement of amenity values:*
- (c) *intrinsic values of ecosystems:*
- (d) *maintenance and enhancement of the quality of the environment:*
- (e) *any finite characteristics of natural and physical resources:*
- (f) *the protection of the habitat of trout and salmon:*

**5.10** Matters *a*, *b* and *d* are directly relevant to the VA provisions.

**5.11** Section 8 requires that QLDC take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). The principles as they relate to resource management derive from Te Tiriti o Waitangi itself and from resource management case law and practice. They can be summarised as follows:

- (a) That there must be active protection of the partnership between the two parties;
- (b) That there is an obligation to act with reasonableness and good faith, with both parties being prepared to compromise; and

- (c) That dialogue and consultation will be the main way in which to give effect to the principles outlined above.

## **The Local Government Act 2002 (LGA)**

### *Section 14 - Principles relating to local authorities*

**5.12** Section 14 of the LGA sets out a number of principles relating to local authority decision-making, including sections 14(c), (g) and (h). These principles are relevant in terms of policy development and decision making under the RMA:

- (c) *when making a decision, a local authority should take account of—*
  - (i) *the diversity of the community, and the community's interests, within its district or region; and*
  - (ii) *the interests of future as well as current communities; and*
  - (iii) *the likely impact of any decision on the interests referred to in subparagraphs (i) and (ii):*
- ...
- (g) *a local authority should ensure prudent stewardship and the efficient and effective use of its resources in the interests of its district or region, including by planning effectively for the future management of its assets; and*
- (h) *in taking a sustainable development approach, a local authority should take into account—*
  - (i) *the social, economic, and cultural interests of people and communities; and*
  - (ii) *the need to maintain and enhance the quality of the environment; and*
  - (iii) *the reasonably foreseeable needs of future generations*

**5.13** Read together with Part 2 of the RMA, the LGA provisions emphasise a strong intergenerational approach, considering not only current environments, communities and residents but also those of the future. They demand a forward-looking policy approach, balanced with considering current needs and interests. Like the RMA, the provisions also emphasise the need to take into account social, economic and cultural matters in addition to environmental considerations. These principles have been taken into account in my evaluation of submissions and recommendations. For instance, whilst the VA provisions limit the ability for RVA activities to occur in order to assist with maintaining the quality of the environment, they also provide flexibility for RVA to occur as of right (subject to standards), thereby taking into account the economic interests of operators.

## Iwi Management Plans

**5.14** When preparing or changing a district plan, section 74(2A) of the RMA states that territorial authorities must "*take into account*" any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the Queenstown Lakes District (**District**). Two iwi management plans are relevant:

- (a) *The Cry of the People, Te Tangi a Taurira*: Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008 (MNRMP 2008); and
- (b) *Kāi Tahu ki Otago* Natural Resource Management Plan 2005 (KTKO NRMP 2005)

An assessment of the relevant provisions of the above Iwi Management Plans is included in paragraphs 5.41 to 5.47 of the s32 report (**Appendix 3**) and I concur with that analysis provided there-in.

**5.15** In terms of the MNRMP 2008, its policies predominately focus on the management of secure access to the high country, the impact of buildings and activities on significant landscape and geographical features as well as culturally significant sites, educating tourists of cultural significance and appropriate behaviour, and early meaningful iwi consultation. The remaining emphasis of the MNRMP 2008 as it relates to tourism management predominantly focuses on activities located within Fiordland National Park or on off shore islands.

**5.16** The Queenstown Lakes District (**District**) is located within the Clutha/Mata-au catchment under the KTKO NRMP 2005. Section 5 of the document sets out those overall objectives and general policies that apply to all catchments. Policy 3 at Section 5.6.4 outlines that controls should be placed on visitor and recreational activities that impact significant landscapes. Policies 30 – 37 outline a set of matters relating to tourist operations, however, these policies predominantly relate to operation and management of commercial scale tourist activities. Section 10 of the document sets out those Clutha/Mata-au catchment specific policies. In terms of land use, these policies focus on addressing issues associated with land use

intensification, pressure on water resources and infrastructure. Importance is also placed on the recognition of sites of cultural significance.

- 5.17** In summary, the VA provisions (including the amendments recommended in this report) take into account the relevant parts of these Plans.

### **National Policy Statements**

- 5.18** National Policy statements are a legislative tool in the RMA that serve as a means for central government to prescribe objectives and policies to address matters of national significance. The Council must prepare and change its plan in accordance with a NPS (s74(1)) and must give effect to any relevant NPS (s75(3)).
- 5.19** The key national policy statement relevant to this plan change is the National Policy Statement on Urban Development Capacity 2016 (**NPS-UDC**). The NPS-UDC directs local authorities to ensure, through coordinated planning and decision-making, that sufficient housing and business land development capacity is available over the short (3 years), medium (3-10 years) and long term periods (10-30 years)<sup>5</sup>. It sets out the objectives and policies for providing development capacity under the RMA.
- 5.20** In terms of the NPS-UDC the District contains two main urban environments (Queenstown Urban Environment and Wanaka Urban Environment).
- 5.21** The Queenstown District is a 'high growth urban area' under NPS-UDC, and the NPS-UDC applies to the District as a whole.
- 5.22** Objectives OA1, OA2, OA3, OC1 and OC2, and OD1 and OD2 apply to the Queenstown and Wanaka Urban Environments, as do Policies PA1 to PA4. Objectives OA1-3 describe the outcomes sought in broad terms including that urban environments have sufficient opportunities for the development of housing to meet demand, objectives OC1 and OC2 describe how the plan and planning

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<sup>5</sup> <https://www.qldc.govt.nz/assets/Uploads/Council-Documents/Committees/Planning-and-Strategy-Committee/10-May-2018/1-HDCA-BDCA-Report.pdf> paragraph 12.

decisions should respond and enable urban development to provide for well-being in a timely way.

**5.23** The key detail of how the NPS is to be implemented within district plans is set out within the policies. I provide the following analysis of Policies PA1 – PA4:

**NPS Policy PA1:**

*PA1: Local authorities shall ensure that at any one time there is sufficient housing and business land development capacity according to the table below:*

<b>Short term</b>	<i>Development capacity must be feasible, zoned and serviced with development infrastructure.</i>
<b>Medium term</b>	<i>Development capacity must be feasible, zoned and either:</i> <ul style="list-style-type: none"> <li><i>• serviced with development infrastructure, or</i></li> <li><i>• the funding for the development infrastructure required to service that development capacity must be identified in a Long Term Plan required under the Local Government Act 2002.</i></li> </ul>
<b>Long-term</b>	<i>Development capacity must be feasible, identified in relevant plans and strategies, and the development infrastructure required to service it must be identified in the relevant Infrastructure Strategy required under the Local Government Act 2002.</i>

**5.24** The following components of PA1 are relevant and defined in the NPSUDC as set out below:

***Development capacity*** means in relation to housing and business land, the capacity of land intended for urban development based on:

- (a) the zoning, objectives, policies, rules and overlays that apply to the land, in the relevant proposed and operative regional policy statements, regional plans and district plans; and*
- (b) the provision of adequate development infrastructure to support the development of the land.*

***Short term*** means within the next three years.

***Medium term*** means between three and ten years.

***Long term*** means between ten and thirty years.

***Development infrastructure*** means network infrastructure for water supply, wastewater, stormwater, and land transport as



*defined in the Land Transport Management Act 2003, to the extent that it is controlled by local authorities.*

**5.25** The NPS-UDC establishes an expectation that sufficient development capacity is enabled via district plan zones for housing (i.e. residential activities) and business activities. Of relevance to the VA provisions is that to ensure that development capacity for residential activities is able to be realised, land zoned for residential activities must be supported by an associated policy framework that supports provision for residential activities. Although the NPS is not clear on this point “sufficient land for housing” incorporates the concept of providing ‘enough development capacity to meet housing and business demand, which *reflects the demands for different types and locations of development capacity*’ (my emphasis). Council’s Housing and Business Development Capacity Assessments<sup>6</sup> as part of implementing the NPS-UDC have incorporated demand for holiday homes and related types of residential accommodation as being part of the capacity which needs to be provided.

**5.26** The findings of the recently-released Housing and Business Development Capacity Assessment is that there is sufficient zoned capacity for residential use for the next 30 years, as required by PA1. However this analysis compares only the number of houses that can be developed under the district plan with the projected demand for different types of housing and different price points. The Capacity Assessment looks at projected visitor numbers and projects that a consistent proportion of the housing stock will be used for short term letting and holiday homes into the future. It does not explore whether rapid and sustained growth of short term letting in residential areas could lead to shortages in the supply of long term rental accommodation or exacerbate housing shortages in general. However, the economic evidence of Mr Heyes<sup>7</sup> provides an analysis of this issue, and in my view the VA provisions assist with ensuring that residential units are predominantly used for residential activities, rather than for short-term letting for visitors.

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6 <https://www.gldc.govt.nz/council-online/council-documents/agendas-and-minutes/planning-and-strategy-committee-2/2018/10-may-2018/>

7 In particular, sections 12 & 13 of Mr Heyes’ statement of evidence.

**5.27** The section 32 report<sup>8</sup> summarises how the VA provisions assist with giving effect to the NPS-UDC. I agree with the summary provided, which is as follows:

*“The proposed VA provisions are considered to give effect to the NPS-UDC through the following:*

- a) *Restricting the use of whole residential houses for visitor accommodation, therefore maintaining residential housing capacity within residential zones.*
- b) *Enabling low intensity use of residential houses and residential flats for residential visitor accommodation and ‘homestays’, to provide for a portion of VA demand.*
- c) *Providing for VA development within defined VA sub-zones, commercial or town centre transition overlays to provide for a portion [of] VA demand.*
- d) *Providing some scope, via resource consents, to establish other forms of VA within residential and rural zones.*
- e) *Maintaining the enabling approach to all types of VA in town centres and the business mixed use zone established through Stage 1 chapters of the PDP.”*

**NPS Policy PA2:**

*PA2: Local authorities shall satisfy themselves that other infrastructure required to support urban development are likely to be available.*

**5.28** PA2 requires the integration of land use and infrastructure. The VA provisions implement this policy by managing the use of land to assist with ensuring that visitor accommodation activities do not create problematic levels of demand for development infrastructure. In the specific context of the VA provisions, this is particularly relevant to submission points regarding VA Sub-zones, which are addressed in Ms Devlin’s s42A Report<sup>9</sup>.

**NPS Policy PA3:**

*PA3: When making planning decisions that affect the way and the rate at which development capacity is provided, decision-makers shall provide for the social, economic, cultural and environmental wellbeing of people and communities and future generations, whilst having particular regard to:*

- a) *Providing for choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses;*
- b) *Promoting the efficient use of urban land and development infrastructure and other infrastructure;*

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<sup>8</sup> Section 32 Evaluation Visitor Accommodation, 2 November 2017, paragraphs 5.31 & 5.32.

<sup>9</sup> Section 42A Report of Rosalind Devlin, Visitor Accommodation - Mapping

*and*

- c) *Limiting as much as possible adverse impacts on the competitive operation of land and development markets.*

**5.29** Policy PA3 has direct relevance to the VA provisions as it is a key question whether the use of dwellings to provide visitor accommodation provides for the needs of people, communities and future generations for dwellings in a range of locations, or provides for a more profitable and therefore economically efficient land use and a location for businesses that potentially compromises a conception of wellbeing that includes available and affordable dwellings in suitable locations. The VA provisions seek to strike a balance between providing flexibility for the provision of visitor accommodation, whilst ensuring that it does not adversely affect the supply of residential housing types in suitable locations.

**NPS Policy PA4:**

*PA4: When considering the effects of urban development, decision-makers shall take into account:*

- a) *The benefits that urban development will provide with respect to the ability for people and communities and future generations to provide for their social, economic, cultural and environmental wellbeing; and*
- b) *The benefits and costs of urban development at a national, inter-regional, regional and district scale, as well as the local effects.*

**5.30** The VA provisions give effect to this policy by giving primacy to the use of dwellings for residential activities, and providing for non-residential activities as a secondary or ancillary use. The limiting of non-residential activities in residential zones is an established regime in the ODP that has been carried through to the PDP albeit with several differences described below. The VA provisions serve to clearly distinguish visitor accommodation activities occurring in residential units from residential activities.

**5.31** The notified regime allocates more restrictive standards on visitor accommodation activities that require the exclusive use of a residential unit (ie whereby the entire unit is used for guests). It provides a less restrictive regime for homestays (which by definition requires the unit to be occupied by residents whilst guests are staying), which assists with implementing NPS policy PA4. The

notified provisions also provide some flexibility for homeowners to supplement their income by renting out their home from time-to-time, without the need for resource consent.

- 5.32** Overall, in my view, the VA provisions will assist the Council with achieving its functions in accordance with the NPS-UDC.

### **Operative Otago Regional Policy Statement (1998)**

- 5.33** Section 74 of the RMA requires that a district plan prepared by a territorial authority must "*give effect to*" any regional policy statement. In relation to the PDP, the operative *Otago Regional Policy Statement 1998 (RPS 1998)* is the relevant regional policy statement that must be given effect to.

- 5.34** The RPS 1998 is a broad document that sets out a range of high level objectives and provisions for activities within Otago. The relevant objectives and policies include Objective 5.4.2 and Policy 5.5.6; and Objectives 9.4.1, 9.4.2, 9.4.3 and Policies 9.5.1 - 9.5.6. Together these strive to achieve sustainable management of the built environment in a manner that meets the needs of the community and which avoids, remedies, or mitigates adverse effects by recognising cultural relationships; promoting the efficient development and use of infrastructure (including the transport network); minimising effects of urban development on the environment (including in relation to noise, amenity, and community values); and enhancing people's quality of life (including people's health and safety).

- 5.35** As the Proposed Regional Policy Statement 2015 (the **PRPS**) has been notified and decisions on submissions have been released (see following section), I have focussed my analysis on the PRPS rather than the Operative RPS. Nonetheless, in my view, for the reasons outlined in the s32 report (**Appendix 3**), the variation gives effect to relevant parts of the operative RPS.

### **Proposed Otago Regional Policy Statement 2015 (PRPS)**

- 5.36** Section 74(2)(a) of the RMA requires that a district plan prepared by a territorial authority shall "have regard to" any proposed Regional Policy Statement.

- 5.37** The Proposed Regional Policy Statement (**PRPS**) was notified for public submissions on 23 May 2015. Decisions on submissions were released on 1 October 2016<sup>10</sup> (**PRPS Decisions version**). The majority of the provisions of the PRPS Decisions version were appealed, with Environment Court hearings split into two topics.
- 5.38** A number of consent orders have subsequently been issued by the Environment Court (**PRPS Consent Order version**). The changes included in these consent orders amend the PRPS automatically. However, at the time of writing my evidence, the Regional Council has not made the PRPS operative in part. Until that happens, I must still have particular regard to the PRPS, although I consider that significant weight can be given to it where the Court has issued consent orders. Ms Scott,<sup>11</sup> Counsel for the Council, describes the effect of these consent orders in the context of Council's planning evidence. Also, I note that the provisions of the PRPS (both PRPS Decisions version and PRPS Consent Order version, where relevant) are helpful in providing direction for ensuring plans provide for sufficient urban land capacity which is coordinated and integrated with infrastructure, and provides good urban design.
- 5.39** The Environment Court had issued the following consent orders for the PRPS at the time of writing this report:
- (a) Chapter 1;
  - (b) Kai Tahu Chapter 2;
  - (c) Natural Hazards;
  - (d) Climate Change;
  - (e) Energy;
  - (f) Urban Growth and Development;
  - (g) Hazardous Substances;
  - (h) Public Access;
  - (i) Historic Heritage;
  - (j) Dry Catchments;

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<sup>10</sup> The Otago Regional Council's track changed version incorporating decisions (Decisions Version) was released on 1 October 2016 and is currently subject to live appeals. Refer <https://www.orc.govt.nz/media/1552/rps-review-appeals-version.pdf>

<sup>11</sup> Section 6, Opening Representations / Legal Submissions For Queenstown Lakes District Council, Hearing Stream 14 – Wakatipu Basin, 5 July 2018. Refer <https://www.qldc.govt.nz/assets/Uploads/S2239-QLDC-T14-Scott-S-Opening-Legal-Submissions-30838248-v-1.pdf>

- (k) Commercial Activities;
- (l) Industrial Activities;
- (m) Tourism and Outdoor Recreation;
- (n) Infrastructure; and
- (o) Adverse Effects of Enjoying Otago's Natural and Physical Resources.

**5.40** The following objectives and policies of the PRPS (including those amended by issued consent orders) are relevant to this variation:

**Chapter 1**

**Objective 1.1**

*Otago's resources are used sustainably to promote economic, social, and cultural wellbeing for its people and communities.*

**Policy 1.1.1 – Economic Wellbeing**

*Provide for the economic wellbeing of Otago's people and communities by enabling the resilient and sustainable use and development of natural and physical resources*

**Policy 1.1.2 – Social and cultural wellbeing and health and safety**

*Provide for the social and cultural wellbeing and health and safety of Otago's people and communities when undertaking the subdivision, use, development and protection of natural and physical resources by all of the following:*

- a) *Recognising and providing for kāi Tahu values;*
- b) *Taking into account the values of other cultures;*
- c) *Taking into account the diverse needs of Otago's people and communities;*
- d) *Avoiding significant adverse effects of activities on human health;*
- e) *Promoting community resilience and the need to secure resources for the reasonable needs for human wellbeing;*
- f) *Promoting good quality and accessible infrastructure and public services.*

**5.41** The VA variation would give effect to the abovementioned objective and policies. It is the intent of the VA variation to more efficiently and effectively manage the various forms of short-term visitor accommodation activities such that it promotes the economic, social, and cultural wellbeing of the District's people and communities while recognising and balancing their diverse needs. In particular, the suite of provisions seek to ensure that RVA and Homestay activities are enabled in the most appropriate locations and recognise that this type of activity is important to the District's overall success in terms of its growing tourist economy. Balanced against this, the provisions also seek to ensure that the nature and scale of RVA and Homestay

activities are controlled in the District's core residential zones to assist in improving the community's access to secure and reasonably priced residential accommodation. The proposed permitted baseline in these locations would continue to provide people with the ability to obtain supplementary income from this activity while also managing the creep of commercial type activities and their associated adverse effects on residential character and cohesion.

### **Urban Growth and Development**

#### **Objective 4.5**

*Urban growth and development is well designed, occurs in a strategic and coordinated way, and integrates effectively with adjoining urban and rural environments.*

#### **Policy 4.5.1 – Providing for Urban Growth and Development**

*Provide for urban growth and development in a strategic and co-ordinated way, including by:*

- a) *Ensuring future urban growth areas are in accordance with any future development strategy for that district;*
- b) *Monitoring supply and demand of residential, commercial and industrial zoned land;*
- c) *Ensuring that there is sufficient housing and business land development capacity available in Otago;*
- d) *Setting minimum targets for sufficient, feasible capacity for housing in high growth urban areas in Schedule 6;*
- e) *Coordinating the development and the extension of urban areas with infrastructure development programmes, to provide infrastructure in an efficient and effective way;*
- f) *Having particular regard to:*
  - i. *Providing for rural production activities by minimising adverse effects on significant soils and activities which sustain food*
  - ii. *Minimising competing demands for natural resources;*
  - iii. *Maintaining high and outstanding natural character in the coastal environment; outstanding natural features, landscapes, and seascapes; and areas of significant indigenous vegetation and significant habitats of indigenous fauna;*
  - iv. *Maintaining important cultural or historic heritage values;*
  - v. *Avoiding land with significant risk from natural hazards;*
- g) *Ensuring efficient use of land;*
- h) *Restricting urban growth and development to areas that avoid reverse sensitivity effects unless those effects can be adequately managed;*
- i) *Requiring the use of low or no emission heating systems where ambient air quality is:*
  - i. *Below standards for human health; or*
  - ii. *Vulnerable to degradation given the local climatic and geographical context;*
- j) *Consolidating existing coastal settlements and coastal urban areas where this will contribute to avoiding or mitigating sprawling or sporadic patterns of settlement and urban growth*

- 5.42** The VA variation would give effect to the abovementioned objective and policy. In particular, the VA variation will assist in providing for the efficient and effective functioning of the District's residential zones in achieving their purpose. This purpose embodies the provision of housing development capacity in a strategic and coordinated way. The proposed suite of provisions would assist in achieving this objective and policy by introducing more restrictive planning controls throughout the majority of the District's residential zones and affirming an enabling approach in those zones better suited to the provision of RVA and Homestay activities, principally being those zones which are not relied on for delivering housing development capacity.

***Commercial Activities***

***Policy 5.3.3 – Distribution of commercial activities***

*Manage the distribution of commercial activities by:*

- a) Enabling a wide variety of commercial, social and cultural activities in central business districts, and town and commercial centres;
  - b) Enabling smaller commercial centres to service local community needs;
  - c) Restricting commercial activities outside of a) and b) when such activities are likely to undermine the vibrancy and viability of those centres;
  - d) Encouraging the adaptive reuse of existing buildings.
- 5.43** The VA variation would give effect to the abovementioned commercial activity policy. In particular, the suite of provisions set out an enabling regime for short-term visitor accommodation activities within the District's town centres and commercial areas as well as in smaller commercial areas. It is not anticipated that this enabling regime would undermine the vibrancy and viability of the District's town centres.

***Tourism and Outdoor recreation***

***Policy 5.3.6 – Tourism and outdoor recreation***

*Recognise the social and economic value of some forms of outdoor recreation and tourism having access to, and being located within outstanding natural features and landscapes.*

- 5.44** The VA variation would give effect to the abovementioned policy in that it does not include provisions which exclude the establishment or operation of short term visitor accommodation activities within outstanding natural features and landscapes. It is noted that other parts of the District Plan impose controls in regard to this matter.



## Proposed District Plan (Decisions on submissions version May 2018)

- 5.45** The Stage 1 decisions version of the PDP<sup>12</sup> has retained the structure and overall approach to managing the district's natural and physical resources.
- 5.46** The PDP has a Strategic Directions chapter (Chapter 3) which sets out the over-arching strategic directions for the District. The objectives and policies of the Strategic Directions Chapter are further elaborated on in the remaining strategic chapters (Chapter 4 Urban Development, Chapter 5 Tangata Whenua, and Chapter 6 Landscapes). All other chapters in the PDP are intended to align with and implement the objectives and policies in Chapters 3-6.
- 5.47** The **Strategic Direction Chapter 3** sets out the over-arching strategic direction for the management of growth, land use and development. The following strategic objectives<sup>13</sup> are relevant to the variation:

**3.2.1** *The development of a prosperous, resilient and equitable economy in the District.*

**3.2.1.1** *The significant socioeconomic benefits of well designed and appropriately located visitor industry facilities and services are realised across the District.*

**3.2.1.8** *Diversification of land use in rural areas beyond traditional activities, including farming, provided that the character of rural landscapes, significant nature conservation values and Ngāi Tahu values, interests and customary resources, are maintained.*

**3.2.2** *Urban growth is managed in a strategic and integrated manner.*

**3.2.2.1** *Urban development occurs in a logical manner so as to:*

*[...]*

- f.** *ensure a mix of housing opportunities including access to housing that is more affordable for residents to live in;[...].*

**3.2.6** *The District's residents and communities are able to provide for their social, cultural and economic wellbeing and their health and safety.*

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<sup>12</sup> <https://www.qldc.govt.nz/planning/district-plan/proposed-district-plan-stage-1/decisions-stage-1/>

<sup>13</sup> From Decisions Version PDP Chapter 3 – Strategic Directions

5.48 The following strategic policies<sup>14</sup> are relevant to the variation:

**Visitor Industry**

**3.3.1** *Make provision for the visitor industry to maintain and enhance attractions, facilities and services within the Queenstown and Wanaka town centre areas and elsewhere within the District's urban areas and settlements at locations where this is consistent with objectives and policies for the relevant zone.*

**Rural Activities**

**3.3.21** *Recognise that commercial recreation and tourism related activities seeking to locate within the Rural Zone may be appropriate where these activities enhance the appreciation of landscapes, and on the basis they would protect, maintain or enhance landscape quality, character and visual amenity values.*

5.49 The **Urban Development Chapter 4**<sup>15</sup> sets out objectives and policies for managing the spatial location and layout of urban development throughout the District. These objectives and policies are furthered through the objectives and provisions set out in the various zone chapters. The following objective and policies are relevant to the variation:

**Objective 4.2.2A** *A compact and integrated urban form within the Urban Growth Boundaries that is coordinated with the efficient provision and operation of infrastructure and services.*

**Objective 4.2.2B** *Urban development within Urban Growth Boundaries that maintains and enhances the environment and rural amenity and protects Outstanding Natural Landscapes and Outstanding Natural Features, and areas supporting significant indigenous flora and fauna.*

**Policy 4.2.2.2** *Allocate land within urban Growth boundaries into zones which are reflective of the appropriate land use having regard to:*

- a. *its topography;*
- a. *its ecological, heritage, cultural or landscape significance if any;*
- b. *any risk of natural hazards, taking into account the effects of climate change;*
- c. *connectivity and integration with existing urban development convenient linkages with public transport;*
- d. *the need to provide a mix of housing densities and forms within a*

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14 From Decisions Version PDP Chapter 3 – Strategic Directions

15 From Decisions Version PDP Chapter 4 – Urban Development.

- e. *compact and integrated urban environment; the need to make provision for the location and efficient operation of regionally significant infrastructure;*
- f. *the need to provide open spaces and community facilities that are located and designed to be safe, desirable and accessible;*
- g. *the function and role of the town centres and other commercial and industrial areas as provided for in Chapter 3 Strategic Objectives 3.2.1.2 - 3.2.1.5 and associated policies; and*
- h. *the need to locate emergency services at strategic locations.*

**Policy 4.2.2.3** *Enable an increased density of well-designed residential development in close proximity to town centres, public transport routes, community and education facilities, while ensuring development is consistent with any structure plan for the area and responds to the character of its site, the street, open space and surrounding area.*

**Policy 4.2.2.4** *Encourage urban development that enhances connections to public recreation facilities, reserves, open space and active transport networks.*

**Policy 4.2.2.5** *Require larger scale development to be comprehensively designed with an integrated and sustainable approach to infrastructure, buildings, street, trail and open space design.*

**Policy 4.2.2.7** *Explore and encourage innovative approaches to design to assist provision of quality affordable housing.*

**Policy 4.2.2.8** *In applying plan provisions, have regard to the extent to which the minimum site size, density, height, building coverage and other quality controls have a disproportionate adverse effect on housing affordability.*

**5.50** In addition, **Policies 4.2.2.14** and **4.2.2.22** require, in defining urban growth boundaries (UGBs)<sup>16</sup>, identification of sufficient areas of urban development and the potential intensification of existing urban areas to provide for predicted visitor and resident population increases over the planning period.

## **6. BACKGROUND – OVERVIEW OF THE ISSUES**

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<sup>16</sup> I note that the location of UGBs was considered in Stage 1 of the district plan review, and is not within scope of this variation.

- 6.1** The purpose of this report is to consider and make recommendations on submissions received in relation to the VA provisions that were notified in Stage 2 of the PDP, as well as the Stage 1 submissions that were deemed to be on varied Stage 1 PDP provisions and were transferred to this hearing.
- 6.2** A limited number of visitor accommodation provisions were initially included in the provisions notified in Stage 1, however they were subsequently withdrawn<sup>17</sup> from four of the residential zones<sup>18</sup> and the Large Lot Residential Zone pending a comprehensive review by QLDC. As a result of there not being any provisions for Visitor Accommodation Sub-zones within these residential zones, the subzones were subsequently removed from the notified Stage 1 planning maps under clause 16A of Schedule 1 of the RMA.
- 6.3** The reasons for withdrawing the provisions are outlined in the s32 report<sup>19</sup>, generally allowing the Council to give more in-depth consideration to the issues arising from the various forms of visitor accommodation operating throughout the District. In particular, the comprehensive review has enabled further consideration to be given to the increasing popularity of peer-to-peer short term letting of homes (also known as home-sharing<sup>20</sup>) and its potential impacts, including on housing supply.

#### **VA subzones**

- 6.4** Despite the withdrawal of the VA Subzone provisions and annotations from the Stage 1 planning maps, a small number of submissions (including submission 669 in respect of a property at Fernhill) regarding the VA subzone were heard in Stage 1 Hearing 13 (Queenstown Mapping) because the submissions were “on” land notified in Stage 1<sup>21</sup>. During the course of the hearing submitter 669 elected not to pursue applying the subzone to their land because

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17 Withdrawn by Council resolution on 2 October 2015.

18 Being the Low, Medium and High Density Residential Zones and the Arrowtown Residential Historic Management Zone.

19 Section 32 Evaluation Visitor Accommodation, 2 November 2017, paragraph 3.2.

20 Commonly facilitated via online platforms such as Airbnb, Bookabach, BachCare, HomeAway, TripAdvisor, and TradeMe Holiday Houses, among others.

21 <https://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/Hearings-Page/Hearing-Stream-13/Section-42A-Reports-and-Council-Expert-Evidence/Section-42A-Reports/QLDC-13-Queenstown-Mapping-Kim-Banks-Strategic-s42A-Report.pdf> paragraph 3.3.

visitor accommodation would be addressed in this stage of the review<sup>22</sup>.

## **Discussion**

- 6.5** The accommodation preferences of visitors to the District has changed since online home-sharing platforms have increased in popularity<sup>23</sup>. Home-sharing platforms enable home-owners and/or occupants to rent whole homes or individual rooms within a home to fee-paying guests. The home-owner or occupant may choose to either be at the property to interact in person with guests, or may home-share remotely with or without the assistance of a professional property management service.
- 6.6** Home-sharing is now a well-established form of visitor accommodation in this District. It makes a positive contribution to the District's economy by adding to the diversity of options available to visitors, most notably in terms of accommodation type (for instance by providing an attractive option for self-catering groups and families), in a diverse range of locations and at a very wide range of price-points. It also provides income to home-owners which can help offset high housing costs. The number of listings on home-sharing websites for properties in this District is increasing rapidly and at a much faster rate than the growth of housing numbers<sup>24</sup>.
- 6.7** Visitors participating in the home-sharing economy also positively contribute to the wider economy through their visitor spend, as well as the revenue gained by businesses providing services that directly support the home-sharing operation, such as property management, cleaners and gardeners. Acknowledging the many benefits of the home-sharing economy, the variation does not seek to 'stamp out' this type of accommodation, rather it seeks to more effectively manage the associated adverse effects. Traditional forms of visitor accommodation also make a significant contribution to the District's economy, and are also subject to district plan requirements to manage adverse effects.

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22 <https://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/PDP-Stage-1-Decisions/Reports/Report-17.03-Stream-13-Mapping-of-Fernhill.pdf> paragraph 16.

23 Statement of evidence of Robert Heyes (Economist) on behalf of QLDC, 23 July 2018; section 7.

24 Statement of evidence of Robert Heyes (Economist) on behalf of QLDC, 23 July 2018; section 13.

## The VA provisions

**6.8** As previously mentioned, a key focus of the VA provisions was to introduce plan provisions tailored to more effectively managing the adverse effects of visitor accommodation occurring in residential units. The definitions of Residential Visitor Accommodation (**RVA**) and Homestay seek to differentiate between whole-home short-term letting (RVA) and part-home short-term letting (Homestay – whereby the usual occupants of the dwelling remain living in it whilst guests are staying), and to categorise these activities separately from traditional (normally purpose built) forms of visitor accommodation (**VA**) such as hotels and motels. The notified variation to the definitions and the VA provisions also seek to ensure that the PDP effectively separates the respective visitor accommodation types from the PDP definition of residential activities and commercial activities (by excluding visitor accommodation from those two definitions). In summary the PDP seeks to treat these as mutually exclusive activities by definition as a method to assist with addressing the differing effects of RVA, Homestays and VA.

**6.9** In respect of RVA, the notified VA provisions propose a more restrictive regime than the status quo in the ODP<sup>25</sup>. Most notably the notified VA provisions propose a reduction from the ODP permitted standard of 90 night's occupancy (with no limits on the number of lets) per annum, to 28 nights occupation limited to 3 individual lets per annum. Many submitters seek that the 28 night limit is rejected and the ODP standard remains. It is noteworthy that **the VA provisions would not apply retrospectively**<sup>26</sup>, and as such anyone currently operating under (and complying fully with) the ODP rules will not be affected by the VA provisions. The provisions are therefore most relevant to future VA, RVA and Homestay activities. Many of the submissions received are from existing operators and residential unit owners concerned about their existing operation(s).

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<sup>25</sup> The ODP rules for Registered Holiday Homes and Registered Homestays are within a somewhat complex framework within the ODP definition of Visitor Accommodation, whereby part (a) of the definition lists exemptions for Registered Homestays and Registered Holiday Homes that meet the requirements specified in the definition. Holiday Homes and Homestays that fail to meet requirements in the exclusions in part (a) of the definition are treated as Visitor Accommodation, whereas if they meet the exclusions (and are thereby excluded from the definition of Visitor Accommodation) I am advised that they are treated as Residential Activities. The effect of the operative approach is that Registered Holiday Homes can be short-term let up to 90 nights per annum as a permitted activity, provided they are let to a group that functions as one household for a minimum stay of 3 nights, and is treated as VA thereafter in the respective chapters of ODP. The ODP definitions of Registered Holiday Home and Registered Homestay are also directly relevant.

<sup>26</sup> Submitters, including 2285 (TradeMe) have requested that this matter is clarified.

- 6.10** The effects of VA (such as hotels, motels, backpackers and campgrounds) have been managed through district plan provisions that influence matters such as location, scale, parking, access and building design. Buildings used for VA often comprise purpose-built facilities that, in addition to the requirements of the District Plan, are also required to comply with the requirements of the Building Code, requiring Council consent either via a change of use certificate for a new visitor accommodation activity proposed within an existing structure, or via an application for building consent for a new building that is designed for VA. Buildings used for VA are often designed to accommodate a large number of guests at a time, and may also seek to provide ancillary activities such as a restaurant or gym. As such, in my view they can generally be clearly differentiated from a residential unit.
- 6.11** RVA presents an entirely different model, whereby a building lawfully established via the District Plan and Building Code regulatory frameworks as a *residential unit* is used to provide visitor accommodation. The consent triggers that apply to VA are not activated, and the development proceeds under the assumption that the residential unit will be used principally for residential activities. The scale of an RVA activity will be constrained by the number of bedrooms provided in the residential unit. Due to residential units predominantly being constructed in residential zones by virtue of a higher density of development enabled compared to that of rural areas, RVA results in the dispersal of accommodation for visitors in residential areas (which has associated costs and benefits). It may also impact on the availability of rental accommodation for residents because on average, the earnings of RVA are higher than those of rental properties on a nightly basis<sup>27</sup>. RVA activities can also adversely affect residential amenity and residential cohesion<sup>28</sup>, and in my view it is appropriate to manage the location and scale of RVA operations (including the frequency of lets) and vehicle parking and access.

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27 Statement of evidence of Robert Heyes (Economist) on behalf of QLDC, 23 July 2018; paragraphs 13.12 & 13.13.

28 Discussed further in the s32 Report included as **Attachment 3**.

**6.12** In the intervening time since the s32 Report was published<sup>29</sup>, the *Stocktake of New Zealand's Housing* report was released<sup>30</sup>. The report was commissioned by the Minister of Housing and Urban Development Hon Phil Twyford to examine NZ's housing system in order to inform Government policy decisions. Although the report's findings generally apply at a national level, its key findings in my view have relevance to the components of this variation that seek to address the use of residential units for visitor accommodation activities. Key findings that in my view have relevance to the issue of housing availability are as follows:

- (a) Home ownership rates are falling which means more people are living in (and reliant on sufficient supply of) rental accommodation<sup>31</sup>;
- (b) The rental market is under considerable supply-side pressure on account of high house construction costs, high house prices and low yields<sup>32</sup>;
- (c) Over 70% of the additional 150,000 households formed nation-wide in the last decade are likely to have become tenants and recent strong population growth has consolidated this strong demand for rental accommodation<sup>33</sup>;
- (d) Declining rental yields are impacting on the rate of new building relative to population growth and capital gains are outstripping rental returns. This means that many landlords are 'accidental landlords' who are really in the business of owning a home for capital gains, which happens to have tenants<sup>34</sup>.

**6.13** These issues are very much alive in this District<sup>35</sup>. The increasing popularity of RVA may (if it is enabled to do so) undermine the ability

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29 Published with the notification of the Stage 2 District Plan Review suite of proposed variations and provisions on 23 November 2017.

30 *A Stocktake of New Zealand Housing*, February 2018, Alan Johnson, Philippa Howden-Chapman, Shamubeel Eaqub. <https://www.beehive.govt.nz/sites/default/files/2018-02/A%20Stocktake%20Of%20New%20Zealand's%20Housing.pdf>

31 *A Stocktake of New Zealand Housing*, February 2018, Alan Johnson, Philippa Howden-Chapman, Shamubeel Eaqub, page 4.

32 *A Stocktake of New Zealand Housing*, February 2018, Alan Johnson, Philippa Howden-Chapman, Shamubeel Eaqub, page 4.

33 *A Stocktake of New Zealand Housing*, February 2018, Alan Johnson, Philippa Howden-Chapman, Shamubeel Eaqub, page 4.

34 *A Stocktake of New Zealand Housing*, February 2018, Alan Johnson, Philippa Howden-Chapman, Shamubeel Eaqub, page 9.

35 Statement of evidence of Robert Heyes (Economist) on behalf of QLDC, 23 July 2018; section 12.



for the PDP residential zones, whose principal purpose is to provide for residential activities, to fulfil their objectives<sup>36</sup>. The economic benefits of RVA must also be considered, balancing opportunities for residents and home-owners to supplement their income through home-sharing, which can also assist with providing diverse accommodation options for visitors and help meet the demand for visitor accommodation in this District.

**6.14** It is my assessment that the essential characteristics of the notified approach are justified in that particular features of the housing and visitor accommodation market in this District make this issue of the risks and likely effects of the growth of short term letting uniquely acute, namely:

- (a) Rapid growth of short term letting in residential areas both in numbers and percentage terms<sup>37</sup>;
- (b) Expectations that visitor numbers will continue to increase strongly<sup>38</sup>;
- (c) NZ's least affordable house prices<sup>39</sup>;
- (d) NZ's least affordable rental prices<sup>40</sup>;
- (e) High proportion of the land being significantly constrained by ONL's and ONF's;
- (f) Historic and ongoing demand for holiday homes which are frequently left vacant<sup>41</sup>; and
- (g) Strong employment growth which in combination with other factors is fuelling population growth.

**6.15** In summary, a key change proposed by the VA provisions is to address the increasing use of residential dwellings for an activity that is not a *residential activity*<sup>42</sup>. If not appropriately regulated, RVA will likely impact on the supply and availability of accommodation for residents<sup>43</sup> and will cause adverse effects on residential amenity and neighbourhood coherence<sup>44</sup>. The PDP therefore needs to effectively

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36 Statement of evidence of Robert Heyes (Economist) on behalf of QLDC, 23 July 2018; paragraph 13.1.  
37 Statement of evidence of Robert Heyes (Economist) on behalf of QLDC, 23 July 2018; section 7.  
38 Statement of evidence of Robert Heyes (Economist) on behalf of QLDC, 23 July 2018; section 5.  
39 Statement of evidence of Robert Heyes (Economist) on behalf of QLDC, 23 July 2018; section 12.  
40 Statement of evidence of Robert Heyes (Economist) on behalf of QLDC, 23 July 2018; section 12.  
41 Rationale Limited, QLDC Growth Projections to 2058 (2017).  
42 **Appendix 1** includes the recommended revised definition of *residential activity*.  
43 Statement of evidence of Robert Heyes (Economist) on behalf of QLDC, 23 July 2018; section 13.  
44 Discussed further in the s32 Report in **Appendix 3**.

manage the effects of visitor accommodation activities in their various forms, with a particular focus on a shift in policy to more effectively manage the impacts and adverse effects of RVA.

### **Section 32 Report**

**6.16** The s32 report (**Appendix 3**) addresses the range of issues arising from visitor accommodation generally, with more detailed analysis provided where a shift from the status quo approach is greater in terms of scale and significance. The s32 therefore places a high degree of analysis on the issues arising from home-sharing.

**6.17** Issues discussed in the s32 are compiled into the following groups:

1. Visitor accommodation and housing availability
2. Impacts on residential amenity
3. Residential cohesion and character
4. Residential amenity
5. Traffic and parking
6. Providing accommodation for tourists
7. Visitor accommodation sub-zones
8. Commercial Transition Overlays and Town Centre Transition Overlays
9. Other Zones where VA is anticipated

**6.18** A range of views have been espoused through the submissions received, and these views traverse the issues discussed in the s32 report and provide a range of views.

**6.19** Where additional issues are raised by submitters that I consider to be beyond either the scope of the notified VA provisions, or beyond the scope of matters to be addressed by the PDP, I will discuss these in the submissions evaluation below and/or the table of submission points attached as **Appendix 2** and **Appendix 2A**.

## **7. ANALYSIS**

**7.1** I have set out my analysis of the submissions under the following headings:

**Group 1 – Alternative strategic approaches**

**Group 2 – Relief sought regarding RVA**

**Group 3 – Relief sought regarding Homestays**

**Group 4 – Relief sought regarding VA**

## Group 5 – Other miscellaneous relief sought

7.2 Where a provision has not been submitted on or where the submission is not accompanied by a clear basis or reasoning, the submission point is unlikely to have been discussed in this report (although recommendations in respect of all submissions received is set out in **Appendix 2** and **Appendix 2A**).

## 8. GROUP 1 – ALTERNATIVE STRATEGIC APPROACHES

8.1 Bookabach<sup>45</sup> (**BAB**)<sup>46</sup> and Bachcare<sup>47</sup> (**BC**) have made identical submissions regarding various elements of the VA provisions. I have considered these submissions as a single grouping as they propose an alternative strategic approach to providing for RVA and Homestays. The amendments sought to the provisions and planning maps seek to work together as an alternative to the notified approach, and as such I address the approach and as a whole in this section.

8.2 The BAB and BC submissions provide insight regarding the preferences of travellers booking accommodation through the BAB and BC websites. Typically, the accommodation facilitated via their home-sharing websites are occupied by *“families or groups looking for the independence and flexibility that is provided by a ‘whole house rental’<sup>48</sup>”*. Furthermore, their clientele seek<sup>49 50</sup>:

- Space, comfort and privacy through individual holiday homes rather than other forms of visitor accommodation (such as homestays, hotels or motels);
- Affordability for families and groups; and
- A diverse range of options in terms of the location of accommodation.

8.3 The submissions correctly point out that the provisions as notified are most enabling in locations within town centres and within the High Density Residential Zone, which adjoins the Queenstown and Wanaka town centres, however the submissions express concern that the restrictions on RVA in other zones would adversely affect

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45 Submission 2302

46 I note that this submission is supported by Alex Wilson (2394).

47 Submission 2620 and the pro-forma submissions that seek identical relief to Bachcare, comprising submissions 2621 to 2655 (inclusive)

48 Submission 2302, page 3, paragraph 2.

49 Submission 2302, page 3, final paragraph (paraphrased).

50 Note that where I refer to page numbers within submissions, the page number I use relates to that of the page of the submission PDF, which does not necessarily correlate to the number printed on the page.

their ability to provide the accommodation preferences that their clientele seek.

**8.4** BAB and BC support the general approach<sup>51</sup> proposed by the VA provisions to address issues highlighted in the s32 report, however they seek that it should only apply to more intensive forms of visitor accommodation, and that a more permissive regime should be provided for RVA and Homestays.

**8.5** As a result, the submitters propose an alternative to the notified approach to providing for RVA and Homestays through two principal mechanisms. These are discussed in turn below.

### **Amendments sought to definitions**

**8.6** The submitters seek to amend the notified definitions of RVA and Homestay so that they apply only to a single *household*, rather than applying to multiple parties occupying the same property. In the submitters' view this would result in RVA and Homestays being occupied as a 'home from home' to avoid the effects of multiple occupancy on neighbourhood amenity<sup>5253</sup>. I note that a number of pro forma submissions were received requesting the same relief put forward by BAB and BC described here in regard to the notified definitions of RVA and Homestay.<sup>54</sup>

**8.7** In my view, the concept of a *household* is vague, lacks definition and certainty, and would consequently be challenging to implement or effectively enforce. I accept that this was probably not the case in the past but today a *household* could comprise any number of guests who may claim to normally reside together as a household unit.

**8.8** In addition, BAB and BC seek that commercially-run BnB's<sup>55</sup> that cater for more than one household group should be defined as VA, however no specific rationale is provided for the amendment. Subject

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51 Submission 2302, page 5, paragraph 2.

52 Submission 2302, page 6, paragraph 2.

53 I note that submission 2342 (page 6) also seeks that the definitions should be amended to limit visitors to a single household group to exclude properties that take multiple concurrent bookings and/or tour groups. Submission 2463 (page 2) also seeks the introduction of household group to exclude multiple parties.

54 Submission points 2099.1, 2105.1, 2107.1, 2148.1, 2161.1, 2208.1, 2330.1, 2429.2, 2435.1, 2469.1, 2473.1, 2595.1, 2098.1, 2146.1, 2289.1, 2463.1, 2537.1

55 I note that Christin Byrch (2357) also seeks that 'Bed and Breakfasts' should be removed from the definition of Homestay (at page 3 of her submission) because they aren't otherwise defined.

to these changes, the submitters otherwise support the proposed definition of VA.

- 8.9** BnBs have traditionally established in residential and rural areas and are typically of a smaller scale than VA. BnBs can vary in scale, and at section 11 below I discuss and recommend changes to the rules regarding the permitted occupancy of Homestays, in order to ensure that their scale is ancillary to the primary (residential) activity occurring on a site within the residential zones subject to this variation.
- 8.10** With the incorporation of the aforementioned changes to the Homestay rules, in my view it is appropriate for BnBs to be included within the definition of Homestay, rather than VA, due to the effects and nature of BnBs being akin to peer-to-peer letting of individual rooms within an occupied residential unit, which is also captured by the definition of Homestay.
- 8.11** In summary I recommend that all amendments sought to give effect to the relief by BAB and BC is rejected.

#### **Amendments sought to introduce a 'Residential sub-zone'**

- 8.12** In conjunction with the above changes, BAB and BC request that an alternative approach to zoning land for RVA and Homestays is applied. The approach would be to add a new residential sub-zone<sup>56</sup> (which would be shown on planning maps as an overlay that sits across the underlying zone). Land within the sub-zone would have a more restrictive regime regulating RVA and Homestays (thereby giving primacy to residential activities), and land outside the sub-zone would have a relatively permissive framework for RVA and Homestays. According to their detailed submission, the location of the requested sub-zone, is determined by traveller preferences and locations that offer a premium traveller experience<sup>57</sup> where, in the submitters' view, RVA and Homestay activities should be anticipated and enabled through a relatively permissive framework (when compared to the framework for land within the residential sub-zone).

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<sup>56</sup> I note that this general approach is also recommended by Kaye Parker (2233) at page 2 of her submission.  
<sup>57</sup> Submission 2302, page 5, paragraph 6.

- 8.13** The specific rules sought are laid out within the submissions. In summary the amendments would result in ‘unregistered accommodation’ being able to operate for 28 nights in a 12 month period (in a single let) as a permitted activity, and ‘registered accommodation’ being permitted for up to 90 nights in a 12 month period (with no limit on the number of lets). Exceeding these limits on land outside of the residential sub-zone would require restricted discretionary activity resource consent, and non-complying activity resource consent would be required to exceed the limits that apply to land within the residential sub-zone.
- 8.14** A number of pro forma submissions<sup>58</sup> requested relief closely related to that of BAB and BC. In particular, these submissions requested that similar controls be adopted in regard to registered and unregistered RVA and Homestay activities, with those that are registered being allowed to operate up to 90 days per year and those which are not registered having their operations limited to 28 days per year in a single let. Reading this relief in the wider context of the overall submission, these submitters seek that this approach be applied across all zones. No other details were put forward by the submitters in terms of the administration of these controls.
- 8.15** Ron & Christine Sasse (2595)<sup>59</sup> request a similar registration based system but that the standards for RVA and Homestays provide for 42 letting days per year across 8 separate lets when registered, or 28 days per year under a single let when unregistered. Douglas Grant Bird (2098)<sup>60</sup> requested that RVA in the Wanaka LDSRZ be amended to allow up to 90 letting days per annum where registered, and 28 letting days per annum in a single let where unregistered.
- 8.16** Maps included within the submissions depict the locations of the requested residential sub-zone<sup>61</sup>. Rather than being based on an analysis of the underlying zone objectives (and purpose), the spatial distribution of requested residential sub-zone is based on providing for traveller preference<sup>62</sup>. The residential sub-zone would apply to a variety of zones, including non-residential zones which make a lesser

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58 Submission Points 2099.2, 2105.2, 2107.2, 2148.2, 2161.2, 2208.2, 2330.2, 2429.1, 2435.2, 2469.2, 2473.2, 2146.1, 2289.2, 2537.2, 2463.2

59 Submission 2595, page 2

60 Submission 2098, page 2

61 Submission 2302, pages 51 to 63.

62 Submission 2302, page 5, paragraph 6.

contribution to residential capacity, and residential zones whose purpose is to provide residential capacity are depicted outside the residential sub-zone.

- 8.17** In the submitters' view, this approach would prioritise the use of dwelling stock within the residential sub-zone for residential purposes<sup>63</sup>, and would ensure a balanced approach is taken between the need for housing and economic growth<sup>64</sup>.
- 8.18** In my view, however, the approach is skewed towards providing for the preferences of travellers and owners wishing to do short term letting in what appears to be a somewhat arbitrary manner, and has little regard for the issues that the variation is seeking to address, including adverse effects on residential amenity and the availability of housing for long-term occupation. In addition, the requested changes do not acknowledge the purpose and objectives of the various zones within (and without) the requested residential sub-zone. For instance, the below extracts are from the decisions version of the LDSRZ purpose (provision 7.1):

**7.1 Zone purpose**<sup>65</sup>

*[...] Fundamentally the zone provides for both traditional and modern suburban densities and housing forms. Houses will typically be one to two storeys in height and set on sites between 450 to 1000 square metres in area. In addition, and to help meet the needs of the community, the zone also enables increased density[...]. The zone will help to provide a more diverse and affordable housing stock within the District.[...]*

*Commercial activities are generally not anticipated other than those that are residential-compatible and small-scale, however may be accommodated where necessary to address demonstrated local need provided residential amenity is not compromised."*

**Objective 7.2.1** *Development within the zone provides for a mix of compatible suburban densities and a high amenity low density residential living environment for residents as well as users of public spaces within the zone.*

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63 Submission 2302, page 5, final paragraph.

64 Submission 2302, page 6, paragraph 1.

65 PDP Chapter 7: Lower Density Suburban Residential Zone, Decisions Version : <https://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/PDP-Stage-1-Decisions/Chapters/Chapter-07-Lower-Density-Suburban-Residential.pdf>

**Objective 7.2.5** *Community activities serving the needs of people within the zone locate within the zone on sites where adverse effects are compatible with residential amenity values.*

**Objective 7.2.7** *Commercial development within the zone is small scale and generates minimal amenity value impacts.*

**8.19** The MDRZ purpose and relevant objectives are as follows:

**8.1 Zone Purpose**

*The Medium Density Residential Zone has the purpose of providing land for residential development at a greater density than the [LDSRZ]. In conjunction with the [HDRZ] and the [LDSRZ], this 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. [...]*

**Objective 8.3** *Development provides high quality living environments for residents and provides reasonable maintenance of amenity values enjoyed on adjoining sites taking into account the changed future character intended for the zone.*

**Objective 8.2.7** *Commercial development is small scale and generates minimal adverse effects on residential amenity values.*

**8.20** Clearly the main purpose of the LDSRZ and the MDRZ is to provide housing. The non-residential activities provided for are required to have minimal impact on, or be compatible with residential amenity values. Although the term *residential-compatible* (used in the LDSRZ zone purpose) is not specifically defined, a plain reading in my view means that the LDSRZ anticipates non-residential activities that are compatible with the residential activities occurring on the site. The zone purpose therefore provides some flexibility for commercial activities, whilst ensuring that residential activities remain the main use of the site. The regime proposed by the submitters, including the significant changes requested to the purpose statement, would in my view fail to provide the controls required to ensure a residential site is used principally for residential activities.

**8.21** In my view, when considering how visitors should be accommodated within the respective zones that the VA provisions apply to, consideration must be given to the purpose and objectives of the



respective zones themselves. Traveller preference may well be of primary importance to the submitters, however in my view it must be balanced with consideration of the zoning framework that the PDP provides. This assists with ensuring that sufficient land is available for the activities that the zone is intended to provide for (i.e. residential activities). In my view this balanced approach also assists with ensuring that the PDP is able to effectively and efficiently meet the requirements of the NPS-UDC in respect of providing sufficient capacity to meet the anticipated demand for land for residential activities.

**8.22** In considering all submissions received, I recommend changes within sections later in this report that amend the notified thresholds for RVA and Homestays. These changes include a recommendation for additional flexibility for RVA. However, when considered as a whole, the approach sought by the submitters in my view is neither effective nor efficient in addressing the identified issues. I therefore do not support the overall approach sought by BAB and BC.

**8.23** At the time of writing this report I am aware that **Airbnb** representatives have been in discussions with Council representatives and officials about a number of alternative strategic approaches. This could entail the use of licenses to regulate possible proliferation of short term letting and the use of a shared platform for all short term letting companies for self-regulating the number of nights being used for short term letting or home sharing. As these proposals have not been brought forward into this process I am not able to consider them any further at this time.

## **9. GROUP 2 – RESIDENTIAL VISITOR ACCOMMODATION**

**9.1** The second group of submissions I seek to address are the submissions received regarding RVA.

**9.2** Due to the large volume of submissions received, within the body of this report I have endeavoured to provide a summary of the various viewpoints received. Submissions that are not specifically addressed

within the body of this report<sup>66</sup> are responded to in **Appendix 2** and **Appendix 2A** with recommendations to either accept, accept in part or reject each submission point.

### **Submissions that generally support the notified VA provisions**

- 9.3** Charlotte Mill (2021) generally supports the notified VA provisions because they will encourage those who want to fully engage in providing short term visitor accommodation to apply for resource consent and adhere to a standard set of requirements<sup>67</sup>. Joanna Taverna (2165) supports the provisions because they enables homeowners to supplement their income<sup>68</sup>.
- 9.4** Trevor Tovey (2274) supports the VA provisions because they restrict business activities in residential areas<sup>69</sup>.
- 9.5** NZTA (2538)<sup>70</sup> support the provisions because they seek to assist with restricting the loss of housing supply that will contribute to the sustainable management of the transport network. NZTA also supports the notified permitted activity standards and non-compliance status for breaches as they will assist with restricting loss of housing supply and decrease pressure for urban sprawl which adversely affects the transport network.
- 9.6** Brigit Parker (2152) supports the notified rules for RVA in low density areas and the non-complying activity status for breaches in order to manage the adverse effects of RVA activities, including the effects on residential neighbourhoods, and the availability and affordability of housing<sup>71</sup>.
- 9.7** Fish and Game (2455) support the provisions because anecdotal evidence suggests that the expansion of RVA is impacting on the public's ability to access public spaces due to increased pressure to retain access to scenic or appealing recreational areas for commercial gain<sup>72</sup>.

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66 These submissions include the following: 2566, 2572, 2574, 2658, 2659, 2098, 2172, 2011, 2012, 2085, 2088, 2015, 2047, 2364, 2002, 2004, 2034, 2051, 2032.

67 Submission 2021, page 2.

68 Submission 2165, page 2.

69 Submission 2274, page 2.

70 Submission 2538, pages 24 – 28.

71 Submission 2152, page 2.

72 Submission 2455, page 8.

- 9.8** Rosemary Hill (2035)<sup>73</sup> supports the provisions as in her view it is a step towards full and fair regulation of any property receiving payment for accommodation and it will hopefully free up some accommodation for hospitality staff. Kelly Bray (2061)<sup>74</sup>, Adrienne Bray (2062)<sup>75</sup> and Michael McMillan (2204)<sup>76</sup> also support the provisions because it is a first step towards fairly regulating the accommodation business. A Cairns (2108) supports the provisions because it increases the fairness between the treatment of the range of accommodation providers<sup>77</sup>. Similarly, Jo Wisnesky (2109) supports the provisions so long as properties being rented out are compliant with all the regulations that other commercial accommodation providers are required to adhere to<sup>78</sup>.
- 9.9** Allan McLaughlin (2045) supports the regulation of the commercial letting of residential units by absentee landowners as proposed by the notified provisions. However Mr McLaughlin also seeks that the provisions introduce tighter restriction than as notified in order to control the effects of RVA and to include a process for neighbours to voice their concerns and lodge objections to RVA activities<sup>79</sup>. Doug Champion (2124) supports the provisions, however submits that they do not go far enough regarding fair regulation of any provider of accommodation<sup>80</sup>.
- 9.10** Rachel Allibone (2284) supports the provisions and regulations that support the supply of rental accommodation<sup>81</sup>.
- 9.11** Leah Hissey (2125) supports the provisions as she believes all accommodation providers should meet health and safety requirements and provide adequate guest parking<sup>82</sup>. In a similar vein, Dianne Smith (2159)<sup>83</sup>, Peter Smith (2160)<sup>84</sup>, Carlyn McLintock (2188)<sup>85</sup> and Michael McMillan (2204)<sup>86</sup> support the provisions, but seek that hosts must meet the same requirements as commercial

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73 Submission 2035, pages 1 & 2.

74 Submission 2061, page 2.

75 Submission 2062, page 2.

76 Submission 2204, page 2.

77 Submission 2108, page 2.

78 Submission 2109, page 2.

79 Submission 2045, pages 2 – 4.

80 Submission 2124, page 2.

81 Submission 2284, page 2.

82 Submission 2125, page 2.

83 Submission 2159, page 2.

84 Submission 2160, page 2.

85 Submission 2188, page 2.

86 Submission 2204, page 2.

accommodation providers, such as fire safety, parking and health and safety. In my view any building consent requirements (such as achieving appropriate fire-rating and providing smoke detectors) would be regulated via the building consent process, rather than the PDP.

- 9.12** Carlyn McLintock (2188) supports the provisions because they are a step towards full and fair regulation of any property receiving payment for providing accommodation<sup>87</sup>.
- 9.13** Tony and Shirley Clarry (2258<sup>88</sup>) strongly support the provisions to assist with managing adverse effects on residential amenity.
- 9.14** Young Change-makers - Wakatipu Youth Trust Youth Advisory Group (2495) support the provisions, and seek that areas developed with housing 'for locals' are used for that purpose, and that there is also flexibility for residents to supplement their income through short-term letting<sup>89</sup>.
- 9.15** Hospitality NZ (2556) supports the provisions because they categorise VA, RVA and Homestays separately, however seek that the respective definitions are amended to add a note advising that the commercial letting of a property may require compliance with the Building Code and an annual Building Warrant of Fitness, so that it is clear that resource consent is not the only legislative requirement that needs to be satisfied. I agree that such guidance would be helpful to accommodation providers and is consistent with the use of notes in the notified definitions (which I also support). Placing a note within the definitions is efficient as it removes the need to include notes within each of the respective chapters. In my view simplifying the note to refer to *compliance with the Building Act 2004* would be sufficient. I therefore recommend that the specific relief sought is accepted in part, as shown in **Appendix 2**.
- 9.16** Chris Abel (2087) supports the provisions because they will assist with the supply of rental accommodation and increased supply should

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87 Submission 2188, page 2.

88 Submission 2258, page 2.

89 Submission 2495, page 2.

help slow house price increases, making it easier for first-home buyers to buy a house<sup>90</sup>.

### **General Opposition to the Variation**

**9.17** Tourism Industry Aotearoa (**TIA**) (2294) are supportive of the objectives the VA provisions seeks to address, however seek that the VA provisions is withdrawn to remove the 'loop-hole' that enables RVA operators with existing use rights to continue operating, as it considers the loop-hole would not assist with achieving the objectives. TIA also seeks that the Council undertakes further analysis of the pros and cons of requiring VA operators to provide staff accommodation<sup>91</sup>. Existing use rights are a fundamental part of the RMA's management of property rights and are not a 'loop-hole', they are provided by the RMA and the Council cannot regulate out of them through the PDP. In my view any analysis of provision for staff accommodation should be undertaken in a wider review which takes into account other large employers, rather than focussing solely on VA providers. On this basis I recommend this submission is rejected.

**9.18** The Council received a number of submissions seeking identical relief (**the proforma submissions**) expressing opposition to the VA provisions.<sup>92</sup> Although these submissions were from different individuals and contained unique text in the form of an introduction to the submitter's unique circumstances, the relief sought was identical. Given this, these submissions are responded to as one group.

**9.19** The primary relief requested by the pro forma submissions is the withdrawal of the VA provisions in their entirety. As outlined elsewhere in this report, the proposed provisions are a response to the significant increase in the number of dwellings being used for the purpose of short-term visitor accommodation and the associated adverse effects of this activity on housing affordability as well as residential character and cohesion within the District's residential zones. The submitter's primary relief would effectively result in maintaining the status quo in terms of planning controls. The s32 report has shown that the existing planning regime has been neither

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90 Submission 2087, pages 2 – 4.

91 Submission 2294, page 4.

92 Submissions 2057, 2058, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2080, 2081, 2082, 2092, 2093, 2102, 2180, 2111, 2112, 2113, 2114, 2116, 2117, 2119, 2179, 2396, 2399, 2402, 2415, 2416, 2427, 2428, 2431, 2438, 2481, 2495, 2507, 2533, 2565, 2570, 2583, 2588, 2704, 2705, 2730, 2736, 2801

effective nor efficient in managing the adverse effects of this activity. The operative regime of 90 nights' short-term letting of Registered Holiday Homes in all zones has resulted in adverse effects on residential amenity and cohesion<sup>93</sup>. It also threatens to adversely impact on the availability of housing for occupation by residents<sup>94</sup>. A revised planning framework is considered necessary, and therefore it is recommended that the pro forma submitters' primary relief is rejected.

- 9.20** In the event that the submitter's primary relief is not accepted, alternative relief is requested. This relief is responded to in the proceeding sections of this report.
- 9.21** John Ennis (2198), Maggie Ennis (2202) and Jacqui Ennis (2197)<sup>95</sup> oppose the VA provisions and seek that the Council protect the holiday homes (RVA) industry because it fills a gap in the accommodation availability in the District and should be looked upon as a serious industry.
- 9.22** David Crawford (2325) and Andrea Edghill (2503)<sup>96</sup> oppose restrictions on a house being let for short term stay because it assists with home-owners being able to cover the costs of home ownership in this District and it assists with providing short term accommodation stock<sup>97</sup>.
- 9.23** Noeline Almond (2162)<sup>98</sup> Duncan Good (2211)<sup>99</sup>, Christopher Relling (2215)<sup>100</sup> and Bonnie Simon (2191)<sup>101</sup> oppose the VA provisions and seek that the existing rules are retained and actively enforced. In addition Mr Good (2211) requests that a requirement that a local property management company approved by Council should be used to manage and maintain RVA properties as a method to manage the effects of RVA.
- 9.24** The Wanaka Bed & Breakfast Association (2143) seek that the notified VA provisions are rejected and the operative (ODP) regime

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93 Further discussed in the s32 Report in **Appendix 3**.

94 Statement of evidence of Robert Heyes (Economist) on behalf of QLDC, 23 July 2018; section 13.

95 Submissions 2197, 2202 and 2198, page 2.

96 Submission 2503, page 2.

97 Submission 2325, page 2.

98 Submission 2162, page 2.

99 Submission 2211, page 2.

100 Submission 2215, page 3.

101 Submission 2191, page 2.

continues to apply, however they also submit that all holiday house owners should “complete a resource consent application for visitor accommodation, thus ensuring they have considered the impact of their homes on their neighbourhoods and that they have met a minimum set of standards.”<sup>102</sup>

- 9.25** Brian Hall (2091) opposes the VA provisions in their entirety because a significant part of Queenstown’s economy is based on tourism and there is a shortage of both visitor accommodation and seasonal worker accommodation, and there is no guarantee that tougher regulation of RVA will free up accommodation for workers<sup>103</sup>. Rachel Mahon (2463) also opposes the VA provisions and submits that restricting short term rentals will result in adverse effects on the ability of the RVA sector to support the diversification and growth of the tourism economy<sup>104</sup>. Anne Gardiner (2237) opposes the VA provisions as they relate to RVA because they will not achieve the goal of making more long term rental accommodation available<sup>105</sup>. Debra Murray (2486) also opposes the VA provisions for this reason and submits that RVA assists with paying for holiday homes, whilst contributing to the supply of accommodation for visitors<sup>106</sup>.
- 9.26** Ken Alexander (2153) opposes the notified VA provisions and considers that a more realistic approach that is reflective of the real current situation should be considered, and that the Council should educate, advise and enforce the operative (ODP) rules<sup>107</sup>. Heidi Ross (2371) also seeks effective enforcement for rules relating to RVA<sup>108</sup> (although her position regarding the VA provisions is unclear).
- 9.27** Tonnie & Erna Spijkerbosch (2133)<sup>109</sup> seek that there should be no RVA category in the PDP and RVA should be treated as any other visitor accommodation activity or commercial operation, however in the submitters’ view Homestays should be treated differently.
- 9.28** Kim Netzler (2083) opposes the VA provisions as they relate to RVA because of the increasing demand for a range of accommodation

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102 Submission 2143, page 2.  
103 Submission 2091, page 3.  
104 Submission 2463, page 2.  
105 Submission 2237, page 3.  
106 Submission 2486, page 2.  
107 Submission 2153, page 9.  
108 Submission 2371, page 3.  
109 Submission 2133, page 4.

types. In the submitter's view the Council should build a hostel to accommodate hospitality staff rather than limiting the ability of crib owners to let out their properties<sup>110</sup>.

**9.29** Anthony Ward (2244)<sup>111</sup> opposes the VA provisions and submits that the restriction of short-term lets will not result in increased supply of affordable accommodation for workers. Mr Ward seeks that the short-term letting of holiday homes should be treated differently to short term letting of dwellings and to achieve this seeks that the ODP permitted threshold of 90 days should be retained with no limit of the number of lets per annum.

**9.30** Nona James (2238)<sup>112</sup> opposes the VA provisions in their entirety for a wide range of reasons, including the following:

- (a) The existing rules should be effectively enforced;
- (b) The existing rules achieve the objectives (in particular those for the MDRZ);
- (c) Existing noise limits are already in place;
- (d) The VA provisions are an effort to manipulate market supply and commercial success.

**9.31** Ms James submits a range of measures to be implemented, as an alternative to the VA provisions, including:

- (a) There needs to be clear demarcation between genuine holiday home owners and investors and a way to control this would be to limit one registered holiday home/homestay per person;
- (b) Require Holiday home owners to provide an online quarterly statement summarising the number of lets and financial information; and
- (c) Require new visitor accommodation developments to provide housing for employees.

**9.32** John Almond (2060) opposes the VA provisions as they relate to RVA and seeks that the operative rules (90 nights permitted per annum and a minimum stay of 3 nights) is retained. Mr Almond seeks that the operative rules should be more effectively enforced and the onus

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110 Submission 2083, page 2.

111 Submission 2244, pages 6 – 7.

112 Submission 2238, pages 11 – 20.



should fall on employers to address the shortage of worker accommodation<sup>113</sup>. Similarly, Jennifer McBride (2100)<sup>114</sup> seeks that the VA provisions are rejected and that worker accommodation should be provided by large employers, or alternatively by the Council. Graeme Dear (2120) opposes the VA provisions in their entirety, and also submits that large developments should be required to have an element of worker accommodation<sup>115</sup>. Darryl Gunn (2168) and Margaret & Bryn Melhop (2210)<sup>116</sup> also share that view that employers should take steps to secure accommodation for their workers<sup>117</sup>.

- 9.33** Stanley Ruch (2187) opposes the VA provisions because low cost holiday home accommodation is in short supply and submits that RVA should be allowed for 180 nights per annum<sup>118</sup>.
- 9.34** Sean McLeod (2349) seeks that RVA and Homestays should either be prohibited activities (due to the impacts on residential amenity and cohesion), or that consents do not remain with the land if an RVA or Homestay operator on-sells a property; and that consents for RVA or Homestays lapse after 5 years; and that consents are able to be revoked<sup>119</sup>.
- 9.35** Shana Mahuta (2156) and Gayle Brownlie (2158)<sup>120</sup> oppose the all the notified VA provisions as it would reduce their income to support their young families and supplement low wages<sup>121</sup> and Alison Brownlie (2154) opposes the VA provisions as they would limit her ability to rent out rooms in her house<sup>122</sup>. It is unclear however whether the submitters are aware that Homestays are treated a separate category with more enabling rules compared to RVA.
- 9.36** John Brownlie (2157) seeks that the VA provisions are withdrawn in their entirety because of the restrictions on carparking, and the permitted number of occupancy nights are not enough and limiting

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113 Submission 2060, page 2.  
114 Submission 2100 page 2.  
115 Submission 2102, page 3.  
116 Submission 2210, page 2.  
117 Submission 2168, page 2.  
118 Submission 2187, page 2.  
119 Submission 2349, page 6.  
120 Submission 2158, page 2.  
121 Submission 2146, page2  
122 Submission 2154, page 2.

residents' ability to provide accommodation will limit their income<sup>123</sup>. Andi Delis (2174) also opposes the VA provisions due to the economic impact on his RVA operation, whereby renting the property to residents would earn significantly less compared with the revenue from RVA. Mr Delis also submits that the VA provisions will significantly impact on the businesses associated with RVA (including the tours that he offers<sup>124</sup>). Liam Kalazich (2200), Lisa Kalazich (2201), Phillipa Crawford (2491), Catherine Stewart (2522)<sup>125</sup> and Stuart Rogers (2393)<sup>126</sup> also oppose the VA provisions due to the decreased revenue that in their view would result from limiting existing RVA operation(s)<sup>127</sup>. Jill Gardiner (2406) also seeks that the VA provisions are withdrawn due to the impact on holiday home owners and the impact on the availability of short term rentals for visitors<sup>128</sup> (I note that the VA provisions will not apply retrospectively, so those operators complying with the current rules will have existing use rights).

- 9.37** Rob Devereux (2077) seeks that the VA provisions are rejected because restricting the supply for RVA decreases the supply of accommodation for visitors, creating more pressure on hotels and resulting in increases in the rates for hotel beds. In the submitter's view this will result in hotels profiting at the expense of RVA operators<sup>129</sup>. Paul Angus (2065)<sup>130</sup> seeks that the VA provisions are rejected because they will reduce the number of beds available to visitors.
- 9.38** Alan Roberts (2066)<sup>131</sup> opposes the VA provisions because they are a direct bureaucratic interference with individual property rights and will be impossible to enforce.
- 9.39** Richard Donald (2001) seeks that the VA provisions are rejected in their entirety and is of the view that building worker accommodation<sup>132</sup> will better address the issues the VA provisions seek to address.<sup>133</sup>

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123 Submission 2157, page 2.

124 Submission 2174, pages 2 – 3.

125 Submission 2522, page 2.

126 Submission 2393, page 2.

127 Submissions 2200 & 2201, page 2.

128 Submission 2406, page 3.

129 Submission 2077, page 2.

130 Submission 2065, page 2.

131 Submission 2066, page 1.

132 John Ennis (2198) and Maggie Ennis (2202) support this approach also, page 2.

133 Submission 2001, page 2.

Similarly, Phil Winstone (2086) seeks that the VA provisions are rejected and alternatively businesses, and in particular the major employers of seasonal and short-term workers should be responsible for their employee accommodation requirements.

- 9.40** Gavin Humphrey (2036) opposes all changes proposed for visitor accommodation as they are a denigration to individual property rights, and although accommodation for itinerant hospitality staff is a real problem the issue is best solved by businesses and the free market<sup>134</sup>. Alistair McIntosh (2064)<sup>135</sup> seeks that the VA provisions are rejected and that new businesses should be required to meet District Plan rules that require new business to provide an accommodation plan for workers.
- 9.41** Ian Sawers (2038) opposes the VA provisions, states that the Council should not attempt to control the use of how residential houses are occupied and seeks that RVA should be permitted up to 200 nights<sup>136</sup>. Justin Murphy (2178) submits that it is beyond the Council's brief to have the proposed level of control over how often a house is occupied<sup>137</sup>.
- 9.42** Jamie Roy (2141), Sally Currie (2597) and Lisa Schmidt (2149) seek that either the operative (ODP) rules remain or that the notified non-complying activity status for breaches is deleted and replaced with restricted discretionary activity status in the LDSRZ, LLR and Rural Zone. The submitters also state that in Wanaka statistics show that 45% of accommodation requirements are being met outside of formal commercial operations<sup>138</sup>, although the source of these statistics isn't provided.
- 9.43** Tony Preen (2023) states that the proposed rules are draconian and unfair to holiday home owners. Mr Preen agrees that extra rates should apply (an issue which, in my view is outside the scope of matters to be addressed by the PDP and therefore outside the scope of the this plan change), and seeks that all holiday home owners should be able to rent out their homes in any manner that they wish

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134 Submission 2036, page 2.

135 Submission 2064, paragraph 7.

136 Submission 2038, page 2.

137 Submission 2178, page 3.

138 Submission 2141, page 2; submission 2149, page 2; submission 2597, page 2

without a requirement for resource consent<sup>139</sup>. Margaret & Bryn Melhop (2210)<sup>140</sup> share similar views to that of Mr Preen.

**9.44** Connor English (2024) seeks that either the VA provisions are rejected or he is reimbursed for the 337 days of property rights that is being confiscated by the Council<sup>141</sup>. I note that currently there is a limit of 90 days that a residential property can be let as a permitted activity (along with a requirement for the property to be registered).

**9.45** Airbnb (2390) seek that there should be no restrictions on RVA in all zones, and that hosts should be able to operate RVA without the need for resource consent<sup>142</sup><sup>143</sup>. In the submitter's view the VA provisions do not assist the Council in achieving its functions under s31(1)(aa) of the RMA, because its functions focus on providing *development capacity* in relation to housing and business land in urban areas. In the same vein, it is the submitter's view that the focus of the NPS-UDC is to control development capacity, rather than using planning rules to regulate how the existing housing stock is used.

**9.46** In response to Airbnb's (2390) submissions, I discuss my views regarding the relationship of the VA provisions with the NPS-UDC at paragraphs 5.18 to 5.32, above, and I disagree with the submitter's conclusions. The NPS-UDC aims to ensure that planning decisions enable the supply of housing needed to meet demand<sup>144</sup>. The PDP achieves this through zoning land for certain activities. For instance, in zones where the zone purpose and objectives are to provide for residential activities, it is appropriate to place limitations on non-residential activities. RVA is not a residential activity and therefore, in my view, it is appropriate that it should be subject to limitations so that the principal activity occurring in that zone is residential.

## 2A) Definition of RVA

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139 Submission 2023, page 3.

140 Submission 2210, page 3.

141 Submission 2024, page 2.

142 Submission point 2390.6.

143 I note that Toby Crawford (2441) also seeks that no restrictions apply to RVA because it assists with meeting the demand for visitor accommodation at a relatively affordable nightly rate.

144 NPS-UDC, preamble page 3, final paragraph.  
[http://www.mfe.govt.nz/sites/default/files/media/Towns%20and%20cities/National\\_Policy\\_Statement\\_on\\_Urban\\_Development\\_Capacity\\_2016-final.pdf](http://www.mfe.govt.nz/sites/default/files/media/Towns%20and%20cities/National_Policy_Statement_on_Urban_Development_Capacity_2016-final.pdf)

**9.47** The following paragraphs discuss submissions seeking amendments to the definition of Residential Visitor Accommodation. The notified definition is as follows:

*Means the use of a residential unit including a residential flat by paying guests where the length of stay by any guest is less than 90 days.*

*Excludes: Visitor Accommodation and Homestays.*

**9.48** Airbnb (2390)<sup>145</sup> seek that the definition of RVA should be amended as follows:

*Means the use of a residential unit including a residential flat by paying guests.*

**9.49** Lindsay & Di Williams (2137)<sup>146</sup> seek that the notified definition of RVA is amended to prohibit accommodation within tents, caravans, campervans or any other type of mobile accommodation in urban areas, and that the definition of RVA should enable 90 nights' accommodation per site.

**9.50** MajorDomo Limited (**MajorDomo**) (2592), NZSIR Luxury Rental Homes Limited (**Sotheby**) (2598), Touch of Spice Limited (**Touch of Spice**) (2600) also seek changes to the definition of residential visitor accommodation<sup>147</sup> to remove the words "...where the length of stay is less than 90 days", however no reasons for the amendment are provided.

**9.51** The pro forma submissions<sup>92</sup> request that any 'primary place of residence' or 'family holiday homes/baches' be excluded from the definition of RVA and instead be included within the definition of Homestay. I note that these types of residential units could be used for Homestay activities under the notified provisions and definitions. It is not clear from the submissions how the definition of Homestay would be framed if this relief were granted, however, this relief must be read in conjunction with their request to remove all planning controls relating to the operation of Homestay activities, a point that I respond to specifically in other sections of this report. Therefore, it is my interpretation that the submitters are requesting that any primary place of residence, family holiday home or bach be able to operate as

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145 Submission 2390, page 6.

146 Submission 2137, page 2.

147 Submission 2592, page 6;

an unrestricted Homestay type activity. In my assessment, short term letting of an entire primary place of residence, family holiday home or bach (currently defined as RVA) should not be incorporated into the definition of Homestay. A Homestay activity involves ancillary use of part of a residential dwelling or flat for short-term visitor accommodation while also being occupied for residential purposes. RVA on the other hand has a set of effects that are discernibly greater than the ancillary use provided for through the permitted activity status for a Homestay.

**9.52** Exploring the issue of effects further, I consider that the use of a whole dwelling for a type of unrestricted Homestay activity would undermine the purpose of the plan change because it would fail to ensure that the identified issues are appropriately addressed. It would produce a set of environmental effects that are substantially different to that associated with traditional Homestay activities (i.e. the letting of a single room or space to visitors). In particular, granting the relief would permit removing entire dwellings from the pool of potential long-term residential accommodation. Unrestricted Homestay activities in my view would adversely affect residential cohesion due to the adverse effects generated by visitors being unable to be managed by the PDP. Residential coherence is influenced by a range of factors that are relevant to district plans, including physical factors such as urban design which contribute to the coherence and liveability of communities. Sense of place, community and safety are also contributors. There are factors influencing residential cohesion in the District that are not addressed by the PDP, such as vacant homes and the seasonal transience arising from relatively high numbers of seasonal workers. In my view, the impact of short-term letting on residential coherence is a matter that should be addressed in the planning framework.

**9.53** I note that the notified Homestay rules allow short term letting of up to 5 persons as a permitted activity which could potentially have a set of effects that is similar to that of a small RVA activity. However as set out in section 11 of my evidence I support amending this standard to 3 nights in specified zones. Moreover, in my assessment the majority of Homestays, as they are currently defined, have an owner on site who hosts and manages the activity including nuisance, noise and

any 'party house' behaviour, they do not typically have the same level of patronage as an RVA activity. For these reasons making a clear distinction in the plan between Homestays and RVA is appropriate.

**9.54** Additionally, the pro forma group of submitters consider that any investment property (i.e. not a primary place of residence, family holiday home or bach) should be included within the definition of RVA and therefore treated differently to the other 'types' of dwellings described above. The submitters have not described how or why RVA activities occurring within an investment property are different to RVA activities which could occur within a primary place of residence, family holiday home or bach, nor have they described how this would be different to the type of unrestricted Homestay activity sought by their relief. The submitters also do not establish how a primary residence or holiday home can in practice be distinguished from an investment property. The Council does not keep records of whether a dwelling is a primary residence or part time residence (or "investment property"). I am not aware of an efficient or effective method of making this distinction without impinging on peoples reasonable expectations for the use and enjoyment of their property. Additionally, I would question whether a family holiday home could be in fact be practically separated from an investment property. This approach would also require the Council to establish the use of every dwelling in order to determine whether it was a primary place of residence, holiday home, or investment property. In my opinion, the submitters' approach to defining dwellings would introduce significant, unjustified and unnecessary complexity into the District Plan that would not provide for effective or efficient plan administration and would result in a significant regulatory burden on the Council. I therefore recommend that the pro forma submitters' approach to defining RVA activities be rejected.

**9.55** It is acknowledged that existing family holiday homes may not necessarily be used for residential purposes at any time as owners may choose not to let these dwellings to long term tenants in order to maintain flexibility for their own personal use. This has historically been a common use of existing dwellings across the District. The proposed provisions do not require existing holiday homes to be used for long term residential use. The choice remains for the owner not to

let their home to long term tenants, or at all. Further, owners of existing holiday homes used for short-term accommodation will not be effected by the proposed provisions provided they have an existing resource consent or are able to demonstrate existing use rights.

**9.56** Streat Developments (2311), Fiskens & Associates (2372) and Church Street trustee Ltd (2375)<sup>148</sup> seek that the definition of RVA is deleted and consequently the definition of VA is amended to include 'holiday homes' and 'Airbnb holiday rentals'. As a consequence, the term RVA and associated provisions would be removed from the PDP and would be placed within the provisions applying to VA. Reasons provided by the submitter state that the notified definitions are confusing and are not consistent with providing for a diverse range of accommodation options in the District. The submitter considers that their recommended approach would simplify and streamline the proposal by classing these activities as either in ("visitor accommodation") or out (residential"). In my view, the effects of RVA and VA are different and should be defined and treated differently. The scale of RVA activities are limited by the size of the dwelling the RVA activity is occurring within. Consequently RVA activities are generally smaller scale compared to a typical VA activity. It follows that RVA activities that breach permitted activity standards should still be defined as RVA, with a resource consent process that is tailored to the activity. In my view this is more effective and efficient than the ODP approach, which has RVA that is unregistered or exceeds 90 nights per annum subject to the same approvals required for VA. In my view the notified definition of RVA assists with providing a more fine-grained regulatory response to the adverse effects that may arise from RVA, when compared to the ODP, and is ultimately more effective and efficient. Accordingly I recommend that the relief sought by the submitters is rejected.

**9.57** Coherent Hotel Limited (2524)<sup>149</sup> support the notified definition of RVA (and support the notified definition framework, which clearly separates RVA, Homestay and VA as separate, distinct activities).

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148 Submission 2375, page 7.  
149 Submission 2524, page 6.



## **2D) Permitted thresholds – maximum permitted nights occupied per annum**

- 9.58** As with the submissions generally opposing the VA provisions, the below section canvasses the issues raised by submitters, rather than responding to each submission point received individually.
- 9.59** A rule in each notified chapter enables RVA activities for a cumulative period of 28 nights, over up to 3 separate lets, in a 12 month period as a permitted activity. These rules are shown in **Appendix 1**.
- 9.60** The notified standard is much lower than the ODP limit (90 nights) and has attracted a large number of submissions seeking that the notified standard is increased. I understand that the notified 28 night standard is a method to manage potential adverse effects on residential amenity, particularly in the zones that have a more prominent residential function, form and feel<sup>150</sup>. Furthermore, the s32 evaluation states that the limit would establish a permitted baseline which would limit the nature, scale and intensity of resultant adverse effects.
- 9.61** TradeMe (2285) seek that the notified 28 night permitted standard per annum should be increased to 60 nights, which accounts for the average 4 weeks annual leave entitlement, public holidays and occasional weekends away.
- 9.62** Ella Hardman (2048)<sup>151</sup> submits that the permitted number of nights should include average annual leave entitlements and public holidays, which equates to 39 nights per annum. Ms Hardman has rounded this up to 42 nights (or 6 weeks), or seeks as an alternative that 60 nights could be accommodated. Ms Hardman submits that permitting up to 3 lets is too restrictive and would be inconsistent with the number of letting opportunities a home-owner could accommodate whilst continuing to live in their home over the 12 month period. Ms Hardman submits that these two changes to the rules for RVA, whilst being more permissive than the notified thresholds, would retain the environment as predominantly residential and maintain the amenity of nearby residents<sup>152</sup>.

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150 S32 Report, page 50.

151 I note that Anna Bright (2280) has made a near-identical submission to Ms Hardman's.

152 Submission 2048, pages 2 – 10.

- 9.63** Similarly, Kaye Parker (2233) points out that wage earners (I have inferred this to mean people earning a salary, or regular income) are entitled to 39 days holiday per year<sup>153</sup>, and she seeks that either the current (ODP) threshold of 90 nights continues to apply, or a limit of 39 nights should apply.
- 9.64** Lake Wanaka Managed Accommodation (2528)<sup>154</sup> seeks that the operative 90 night limit applies, but seek that owners also complete a resource consent application in order to operate. In my view, whilst an automatic requirement for consent may provide some benefits to assist with enforcement, requiring a consent in the manner suggested by the submitter would in my view result in an undue regulatory requirement. I therefore recommend that the approach suggested by the submitter is rejected.
- 9.65** The pro forma submissions oppose the proposed limitation on the maximum number of occupancy nights for RVA, stating that a cap of 28 nights is far too restrictive. However, the submitters do acknowledge that some form of regulation should apply to RVA activities but do not detail any specific alternative planning controls concerning the number of occupancy nights.
- 9.66** Lindsay & Di Williams (**Williams**) (2137)<sup>155</sup> generally support the visitor accommodation provisions, and submit that the proposed changes will assist with the supply of housing. Williams also submit that RVA in all zones should be subject to the same standards as Visitor Accommodation, such as sanitation, acoustic separation, fire protection, noise, and on-site car-parking. Williams also submit that accommodation provided in tents, caravan and campervans should be prohibited. Williams also submit that all RVA activities should be required to be registered, with registration reviewed every 12 months having regard to the effects generated and complaints made. In my view a registration process of this nature would be overly onerous, and a more effective and efficient method to limit the effects of RVA would be provided through a suite of PDP rules. I note that a review condition can be imposed on resource consents, however if an activity is permitted by the District Plan, then no such review process

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153 Submission 2233, page 2.

154 Submission 2528, page 1.

155 Submission 2137, page 2.

can be triggered. I therefore recommend that the submission is accepted in part, as I accept the general support for the notified provisions, however I recommend that the relief sought to introduce a registration and review regime is rejected, as shown in **Appendix 2**.

**9.67** Linda Blake (2142) seeks that, rather than applying the notified limits / restrictions, the provisions should target the “commercialisation of dwellings”, rather than every owner. Ms Blake provides the perspective of a holiday home owner who lets her property occasionally, and seeks that the provisions should make a distinction between holiday home owners and those who use short term letting as a commercial proposition<sup>156</sup>. Ms Blake also points out some benefits of the short-term letting of holiday homes, including that it provides employment for ancillary services<sup>157</sup>, such as cleaners<sup>158</sup><sup>159</sup>, gardeners and tradespeople, and that it adds to the diversity of accommodation options provided in the District<sup>160</sup>. Ms Blake also submits that to maintain insurance cover, her insurer requires an overnight stay at the holiday house every 6 weeks for security purposes and letting her holiday house out assists with meeting this requirement when she is unable to visit<sup>161</sup>.

**9.68** In response to Ms Blake’s submission (2142), targeting the commercialisation of dwellings lacks definition, and it is unclear how this requirement would be equitably implemented. Consistent with my response to the pro forma group of submissions, in my view the approach sought by Ms Blake would be impractical to enforce as it would require the use of each dwelling to be established and monitored. It would therefore place a significant regulatory burden on the Council. And in my view is a less efficient or effective method to address the identified issues when compared to the approach provided by the VA provisions. Accordingly I recommend that the relief sought is rejected.

**9.69** Anne Relling (2059) is concerned that decreasing the availability of RVA will increase the number of freedom campers and the current

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156 Submission 2142, page 4.

157 Jacqui Ennis (2197) echoes this view in her submissions also (page 2).

159 Liz La Roche (2531, page 2) also opposes the variation due to the impact it may have on her cleaning business.

160 Submission 2142, page 5

161 Submission 2142, page 6.

threshold of 90 nights is more appropriate than 28 nights, as notified<sup>162</sup>. Linda Simpson (2288) also seeks that the operative 90 night limit continues to apply because renting out a home for 28 nights would not provide enough income to cover the costs of owning a holiday home<sup>163</sup>. Sandra and Jason Walker (2561)<sup>164</sup> share this view and seek that the operative 90 night limit remains with no limits on the number of lets, or that home owners are exempted from the 28 day rule if they have owned their property for example to a period of 10 years or longer.

**9.70** Spectrum Property Group Ltd (2090) supports the VA provisions in part, but requests that a less restrictive regime is provided for luxury accommodation because the homes used for this accommodation type will never be a provider of affordable housing. Similarly, MajorDomo Limited (**MajorDomo**) (2592), NZSIR Luxury Rental Homes Limited (**Sotheby**) (2598), Touch of Spice Limited (**Touch of Spice**) (2600) seek that RVA is a permitted activity up to 120 nights per annum, and is a controlled activity beyond 120 nights per annum<sup>165</sup>. In the submitters' view, and their experience managing the short term letting of high end homes as a professional third party (rather than a 'peer-to-peer provider), the RVA activities they are involved with do not create any adverse effects on residential amenity or housing affordability. The view of these submitters is that there is no evidence that housing stock used for RVA is impacting on the availability of rental stock generally, or more specifically *affordable* rental stock.

**9.71** The approach sought by Spectrum Property Group Ltd (2090), MajorDomo (2592), Sotheby (2598) and Touch of Spice (2600) presents a significant step-change from the notified approach, whereby the submitters' proposal seeks a less restrictive regime when compared to the notified VA provisions (and it is noteworthy that it would also be less restrictive than the ODP 90 night standard). It would result in minimal regulation of RVA, and therefore minimal opportunity to manage adverse effects through conditions of consent or to decline consent for an RVA activity.

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162 Submission 2059, page 2.

163 Submission 2288, page 2.

164 Submission 2561, page 2.

165 Submissions 2592, 2598 & 2600: page 2.

**9.72** Regarding the urban residential zones, in my view Spectrum Property Group Ltd (2090), MajorDomo (2592), Sotheby (2598) and Touch of Spice (2600) have not considered the respective zone objectives and purpose which clearly give primacy to residential activities in these zones. The submitters have requested significant changes to the zone purposes (and policy framework). In my view the changes sought would erode the zones' ability to ensure that residential development capacity is provided. As afore-mentioned, capacity provided by the residential zones is important to ensure that the Council is able to meet its obligations under the NPS-UDC.

**9.73** In my view the changes sought by Spectrum Property Group Ltd (2090), MajorDomo (2592), Sotheby (2598) and Touch of Spice (2600) would also be inconsistent with the following Strategic Objectives:

*3.2.1 The development of a prosperous, resilient and equitable economy.*

*3.2.2.1 Urban development occurs in a logical manner, so as to:*

*[...]*

*f. ensure a mix of housing opportunities including access to housing that is more affordable for residents to live in.*

*3.2.6 The District's residents and communities are able to provide for their social*

**9.74** Spectrum Property Group Ltd (2090), MajorDomo (2592), Sotheby (2598) and Touch of Spice (2600) provide the perspective of third-party providers to the luxury market. It is clear from the submissions that these submitters run their operations in a manner that manages matters such as parking, noise and effects on amenity<sup>166</sup>. However, in practice RVA comes in many forms, and in my view the range of environmental effects generated must be considered and appropriately managed through the PDP, rather than assuming that all operators will ensure adverse effects are effectively managed. I note that any existing lawfully established operation established under the current (ODP) rules will continue to have existing use rights, provided they meet the requirements of s10 of the RMA.

Therefore any change to the current approach is unlikely to affect the submitters' current homeowners.

- 9.75** In summary, if the submitters' proposal were to be applied, in my view the level of occupancy enabled would risk undermining the Council's ability to deliver residential development capacity to meet anticipated demand and would not provide any regulatory method to manage the adverse effects of RVA. I recommend that the relief sought by Spectrum Property Group Ltd (2090), MajorDomo (2592), Sotheby (2598) and Touch of Spice (2600) is rejected.
- 9.76** Mark Thompson (2203) opposes the VA provisions and seeks an alternative approach that exempts "whole of property rentals" from any requirement for resource consent if they can prove that their property has no capacity to help the Council achieve its affordable accommodation objectives, and that the owner should provide proof that the property is owner-occupied no less than 90 calendar days (and over 5 calendar months) per year at a single address. Mr Thompson submits that this method will separate investors from crib owners, residents and part-time residents<sup>167</sup>. Tam Schurmann (2366) submits that investors should be prevented from using multiple properties for short-term rental accommodation, and that families in Queenstown should be able to use their home as they like, and that this approach would restrict those who are purchasing, constructing of utilising non-primary residences to cash in on visitor accommodation<sup>168</sup>. Ben Acland (2220)<sup>169</sup> opposes the VA provisions and submits that there should be an exemption for permanent residents who live in Wanaka for over 50% of the year.
- 9.77** M & C Burgess (2591)<sup>170</sup> Catherine Rezaei (2079<sup>171</sup>), Mike Baker (2333)<sup>172</sup> and Elizabeth Winstone (2050)<sup>173</sup> specifically seek that RVA should be permitted for up to 90 days (ie maintaining the status quo). Barbara Dickie (2132) seeks that either there should be no limit on

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167 Submission 2203, page 2.

168 Submission 2366, page 2.

169 Submission 2220, page 4.

170 Submission 2591, page 2.

171 Submission 2079, page 2.

172 Submission 2333, page 3.

173 Submission 2050, page 2.

the number of nights per annum, or if there is to be a limit then it should remain at 90 nights<sup>174</sup>.

- 9.78** Airbnb (2390) opposes 'extreme'<sup>175</sup> restrictions like caps on the number of nights people can share their homes, as their host community depends on hosting as an economic lifeline to help keep up with the cost of living in the District (and in particular the submitter refers to hosts renting out individual rooms to offset the costs of servicing their mortgage. I note, however that this activity would fall within the definition of a Homestay, which is subject to less restrictive rules compared to RVA.) Airbnb also note the benefits to the District's economy from their hosts recommending local businesses.
- 9.79** Dynamic Guest House Limited (**DGH**) (2175) seeks that, in respect of the HDRZ, the 28 night limit permitted activity standard is rejected and replaced with either a 90 night limit or a 60 night limit in a 12 month period (with no limits on the number of lets). DGH submits that the policy will result in holiday houses being vacant for most of the year, and that they are a resource that is efficiently and sustainably used to provide accommodation for visitors<sup>176</sup>. John & Nicole Huddleston (2328)<sup>177</sup> also seeks that a limit of 6 weeks would be more reasonable than the notified rule.
- 9.80** Rachael Walker (2217)<sup>178</sup> seeks that, in order to give residents more flexibility to use their owner-occupied homes for RVA, the permitted threshold should be increased from 28 nights, as notified, to 70 nights (in conjunction with removal of the 3 let per annum limit).
- 9.81** However, L & D Gregory (2304) support the notified 28 night annual limit in order to restrict the establishment of commercial activities in residential areas and to reduce property speculation and commercial returns from second or holiday homes<sup>179</sup>.
- 9.82** Having considered the views provided by these submitters, in my view increasing the permitted cumulative number of permitted nights for RVA to 42 nights per annum would be appropriate. Whilst limiting

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174 Submission 2132, page 2.

175 Submission 2390, page 4.

176 Submission 2175, page 4.

177 Submission 2328, page 2.

178 Submission 2217, page 2.

179 Submission 2304, page 4.

RVA activities, a permitted standard of 42 nights per annum would enable the usual resident(s) in a dwelling to vacate the dwelling whilst they are on annual leave (including public holidays). A 42 night limit would also serve to ensure that the main use of a residential unit is for residential activities, with RVA activities being a secondary use. In my view, the recommended revised limit would still achieve the goal of limiting adverse effects on residential amenity and residential cohesion. The costs and benefits of the recommended revised limit are discussed further in the s32AA evaluation attached as **Appendix 4**.

**9.83** I therefore recommend that the relief sought by Ella Hardman (2048) and Kaye Parker (2233) is accepted, and the relief sought by the remaining submitters who seek a higher number of permitted nights than the modified threshold, is accepted in part. I recommend that the relief sought by L & D Gregory (2304) is rejected.

## **2C) Permitted thresholds – 3 lets per annum**

**9.84** TradeMe (2285) seeks that the restriction on the number of lets per annum is removed as, in their view, it is highly restrictive and doesn't acknowledge the large number of events that occur each year in the District. TradeMe is supportive of the removal of the ODP standard that stipulates a minimum stay of three nights, but are of the view that if the 3 lets per annum rule were to be removed, then it would be reasonable to introduce a minimum stay of 2 nights. Trademe has not provided economic evidence supporting the introduction of a 2 night minimum stay rule, however the economic evidence accompanying the s32 Report<sup>180</sup> found that (over the 11 months to August 2017) the average stay of guests in Airbnb's in the District was 4.2 nights. Although it could reasonably be argued that this is a product of the ODP rule requiring a 3 night minimum stay<sup>181</sup> the national average length of stay was 3.9 nights. On this basis I am not persuaded that a minimum stay rule is necessary.

**9.85** Gilbert Gordon (2031) whilst opposing the 28 night limit for RVA in the LDSRZ, is also of the view that a 2 night minimum stay would be

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180 S32 Report, Appendix 1: *Measuring the Scale and Scope of Airbnb in Queenstown Lakes District, October 2017*; Table 5, page 16.

181 See footnote 31 which explains how the ODP rules are set out.



appropriate<sup>182</sup>, as the current requirement of 3 nights is too restrictive for hosts, and does not provide sufficient flexibility for guests patronising weekend events in the District (such as the Challenge Wanaka)<sup>183</sup>.

- 9.86** The pro forma submissions<sup>92</sup> oppose the proposed limitations on the maximum number of lets per annum as they apply to RVA activities but do not detail any specific alternative planning controls concerning the maximum number of lets per annum.
- 9.87** John Strachan (2283) seeks that (in conjunction with a permitted threshold of 90 nights) there should be no minimum stay requirement<sup>184</sup> so that there is more flexibility for visitors.
- 9.88** Airbnb (2390) opposes any restriction on the number of lets per annum for the reasons outlined in paragraph 9.78, above. Jonathan Sanders (2245)<sup>185</sup> also seeks that the notified 3 let limit is removed as it is overly restrictive. Furthermore, John Hogg (2130) submits that the 3 let limit is removed because the impact of four lets would be negligible<sup>186</sup>.
- 9.89** Ben Acland (2220) opposes the 3 let rule, in conjunction with seeking that the operative (ODP) 90 night limit is retained when it can be determined that a house is owned as a main residence (and suggests that the house being occupied by residents 51% of the year would be an appropriate threshold). However L & D Gregory (2304)<sup>187</sup><sup>188</sup> seeks that the 3 let limit is retained to limit the number of groups using a residential unit and the movements of cleaners between lets. In the submitters' view, the 'comings and goings' from RVA is disruptive for residents. The submitter seeks that the ODP rule requiring minimum stays of 3 nights to be reinstated as 1 or 2 night rentals cause more disruption in residential neighbourhoods. As stated at paragraph 9.84 above, the economic evidence appended to the s32 Report suggests that there may not be a strong need for a minimum stay rule for RVA. It could be argued that the 'comings and goings' from residents could

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182 Heather Juergensen (2573) shares this view at page 1 of her submission.

183 Submission 2031, page 4.

184 Submission 2283, page 4.

185 Submission 2245, page 3.

186 Submission 2130, page 2.

187 Submission 2220, pages 6 – 7.

188 Submission 2304, pages 3 & 4.

be just as disruptive as the effects generated by guests' comings and goings. However, as guests are not resident in the neighbourhood, it may be that the disruption is more a result of comings and goings by people that are not normally resident in the neighbourhood. As such, I am not persuaded that a 3 night minimum stay rule is necessary.

**9.90** Lisa Murphy (2118)<sup>189</sup> submits that the 28 night limit, in conjunction with the limit of 3 lets per annum will significantly impact on the availability of accommodation for visitors. Lisa Murphy (2118) also submits that a 'minimum stay' period should be reinstated as an incentive for visitors to stay in the District longer, which will benefit tourism operators. Jan Garvan (2265)<sup>190</sup> also opposes the 3 let limit because (in conjunction with the 28 night limit) it would be too restrictive. Ms Garvan seeks that a 60 night limit is imposed with no limit on the number of lets.

**9.91** Having considered the submissions received, and considering the inflexibility of the 3 let rule for RVA operators, I am of the view that the 3 let rule should be removed. The notified rule may have the benefit of simplifying enforcement of the rules for RVA, however in my view it would have little benefit in limiting the adverse effects of RVA activities. In my view it would not assist with achieving desirable levels of residential amenity, nor would it assist with addressing the effects of RVA on residential cohesion. Rather, in my view limiting the number of nights that a residential unit can be used for RVA per annum (I recommend a permitted threshold of 42 nights in all zones subject to this plan change), in conjunction with a rule restricting heavy vehicle movements, and in conjunction with existing permitted standards for noise emissions<sup>191</sup>, these standards apply sufficient restrictions to address the anticipated adverse effects resulting from RVA. I therefore recommend that the submissions seeking removal of the 3 let rule are accepted, and submissions supporting the rule are rejected, as shown in **Appendix 2**.

## **2D) Access, parking and vehicle movements**

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189 Submission 2118, page 3.

190 Submission 2265, page 2.

191 PDP Chapter 36.

- 9.92** This section discusses submissions received regarding the notified rules for parking and vehicle movements for RVA in each of the zones subject to this plan change are as follows:

*The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:*

- a. *Heavy vehicles, coaches, buses: none.*
- b. *Other vehicles: 8 vehicle trips per day.*

- 9.93** TradeMe (2285) seeks that the rules limiting vehicle movements to 8 movements per day are removed due to issues with enforcement, and due to the fact that vehicle movements by residents are not restricted. In a similar vein, Paul Angus (2065)<sup>192</sup> seeks that the vehicle movements rule is removed, as no limits apply to the use of a dwelling for residential activities and notified rules would be unenforceable. Similarly, Lisa Murphy (2118)<sup>193</sup>, points out that the proposed restrictions on vehicle movements are overly restrictive when considered against permitted baseline of traffic effects generated by residential activities. Nick Winstone (2170) and Ben Acland (2220)<sup>194</sup> also question how 8 vehicle trips per day could operate in practical terms for a family visiting<sup>195</sup>. Justin Murphy (2178) also seeks that the rule is removed as it would set an unreasonable expectation on holiday makers<sup>196</sup>. Nicole Huddleston (2328)<sup>197</sup> also shares a similar view in opposing the vehicle movement rule, however seeks that off-street parking should be provided for all vehicles used on site. J & M Dugdale (2359)<sup>198</sup> submit that the rule would not be able to be monitored and that vehicle movements are not an issue arising from RVA.

- 9.94** The pro forma submissions<sup>92</sup> oppose the proposed limitations on the maximum number of vehicle movements per day but do not detail any specific alternative planning controls concerning parking and access.

- 9.95** Real Journeys (2466) seek that the standards for RVA are amended to enable coaches and buses to provide pick up and drop off services to RVA by either deleting the clauses restricting the daily coach or

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192 Submission 2065, page 2.

193 Submission 2118, page 3.

194 Submission 2220, page 7.

195 Submission 2170, page 2.

196 Submission 2178, page 4.

197 Submission 2328, page 2.

198 Submission 2359, page 2.

bus trips or by making it a controlled activity standard<sup>199</sup>. The reasons provided state that this service would reduce dependence on individual vehicles using the transport network and benefits visitors by avoiding the need for them to rent vehicles.

- 9.96** Cardrona Alpine Resort Limited (2492)<sup>200</sup>, Te Anau Developments (2494)<sup>201</sup>, Go Orange (2581)<sup>202</sup> seek that the notified rules regarding vehicle movements of heavy vehicles, coaches or buses, should be amended to delete reference to coaches or buses. Go Orange<sup>203</sup> outline reasons akin to those provided by Real Journeys (2466) in paragraph 9.95 above.
- 9.97** In my view it is appropriate to restrict vehicle movements by private coaches and buses in residential areas in order to limit the effects on residential amenity. In commercial areas, however in my view heavy vehicle, coach and bus movements may be appropriate so long as the guest pick-up/drop-off is able to occur on the site of the RVA activity.
- 9.98** Airbnb (2390) also oppose rules limiting vehicle movements, which would result in most Airbnb hosts being required to apply for resource consent, and would be difficult for the hosts and the Council to enforce.
- 9.99** Having considered the submitters' views, in my view the proposed limits on vehicle movements would be overly restrictive. Furthermore, requiring non-complying resource consent for 9 vehicle movements (rather than the permitted 8) sets an inappropriate threshold, given the effects of the breach would, in my view, be minor. However, in my view it is appropriate to restrict the generation of movements by heavy vehicles, coaches and buses due to adverse effects on traffic safety, the efficient operation of the roading network. Any proposal to breach the rule could be considered on its merits and in the specific context of the traffic environment of the site, access and the connecting roading network. In my view the rule is clear that the restriction would not capture taxis and vans (including shuttles), and movements from these vehicles would not be restricted by the rule. I

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199 Submission 2466, page 10, paragraphs 49 & 50.

200 Submission 2492, pages 94, 97, 100, 103, 106, 107, 108, and 113 to 117.

201 Submission 2494, pages 143, 146, 149, 152, 155, 156, 157, and 163 to 166.

202 Submission 2581, pages 9, 146, 149, 152, 155, 158, 159, 156, and 165 to 169.

203 Submission 2581, page 9.

therefore recommend that the rules restricting the number of vehicle movements to 8 trips per day are deleted, and the various submitters' relief sought is accepted, as shown in **Appendix 2**. I recommend that the rule restricting vehicle movements by heavy vehicles, coaches or buses is retained with minor amendments to the notified drafting.

## **2E) Non-complying activity status for breaches to permitted standards for RVA**

**9.100** Mike Baker (2333)<sup>204</sup> opposes the notified non-complying activity status for breaches to the permitted standards for RVA and questions why such a high test should apply for obtaining resource consent. The pro forma submissions<sup>92</sup> also oppose the non-complying and discretionary activity status for breaches to permitted standards regarding RVA activities. The pro forma submissions consider that this discriminates against RVA activities in these zones without reasonable explanation, comparing them to the less restrictive controls relating RVA activities within the HDRZ, BMUZ and VASZ.

**9.101** The s32 report outlines the reasons for applying less restrictive controls within the above zones<sup>205</sup>. In particular, I consider that these locations are well suited to the operation of short-term visitor accommodation activities due to their proximity to town centres and tourist facilities, access to public transport and their limited contribution to residential housing supply. In the case of VASZs, these sub-zones guide the location of commercial scale visitor accommodation activities in residential areas, providing increased certainty regarding where VA is an anticipated activity. The application of non-complying, discretionary and restricted discretionary activities to RVA activities in locations outside the VASZ is considered necessary in order to efficiently and effectively manage the effects of RVA activities.

**9.102** Having considered the submissions, and considered in the context of generally recommending that more flexibility is built into the notified permitted standards (compared to the notified version of provisions), in my view retaining the notified non-complying activity status for breaches to the permitted standards applying to RVA activities in the LDSRZ, MDRZ (with the exemption of the MDRZ shown on Planning

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204 Submission 2333, page 3.

205 Section 32 Report, at sections 8 & 9.

Map 21, as recommended at paragraph 9.122) LLRZ, ARHMZ, the non-commercial activity areas of Jack's Point, and Waterfall Park is appropriate. This remains consistent with the notified policy position which is to limit the extent of RVA enabled per residential unit as permitted activity, when compared to the ODP provisions. A key issue that this plan change is seeking to address is the impact that the short-term letting of whole houses threatens to have on the availability of houses for long-term occupation. These residential zones are the key providers of residential capacity and this capacity will not be able to be effectively or efficiently realised if the zones do not have rules that support residential activities as the predominant activity. As shown in the notified provisions, RVA and Homestays are excluded from the PDP definition of *Residential Activity*, and they are a separately-defined activity. In my view this is appropriate, and in my view the effective management of the adverse effects of RVA (just as VA is managed in these residential zones) is important to address the identified issues. In my view, the notified non-complying activity status for breaches in these zones is appropriate.

**9.103** I therefore recommend that submissions seeking amendments to the non-complying activity status for breaches to the rules for RVA are rejected.

## **2F) Non-notification**

**9.104** Wanaka Selection Limited (2216) seek that any resource consent for RVA in the LDRSZ and MDRZ should be non-notified, although no specific reasons for the relief are provided. Mike Baker (2333)<sup>206</sup> also seeks that RVA and Homestay resource consent applications should proceed on a non-notified basis because such provisions apply to VA.

**9.105** In considering this matter I note the 2017 amendments to the RMA that preclude notification of restricted discretionary and discretionary consents for "residential activities" defined in new section 95A as :

*an activity that requires resource consent under a regional or district plan and that is associated with the construction, alteration, or use of 1 or more dwellinghouses on land that, under a district plan, is intended to be used solely or principally for residential purposes.*

**9.106** Putting the above matter aside, my own view is that the usual RMA tests for notification are important in terms of achieving the right balance between the interests of landowners to use and enjoy their property without undue impediment through an efficient rule regime, and those of the wider public and neighbouring landowners' to know about and participate in decisions that affect their area. There needs to be a clear resource management reason for setting this framework aside and as no sound reasons are provided for the relief sought I recommend that the relief sought is rejected.

**2G) Specific relief sought regarding RVA in the LDSRZ, MDRZ ARHMZ and LLR Zone.**

**9.107** The proceeding paragraphs consider the relief sought specifically in regards to the residential zones within the UGBs.

**9.108** SJ Tahuna Trust (**Tahuna**) (2226) oppose the VA provisions in their entirety but specifically the proposed provisions for the LDSRZ<sup>207</sup>. The submission seeks changes to the zone purpose, objectives and policies that (in summary) would remove consideration of the impact on the supply of residential housing, and remove the requirement that residential activities should remain the predominant use of a site. At the rule level, the submitter seeks that notified rule 7.5.17 is amended to enable a cumulative total of 90 nights occupation of RVA as a permitted activity (rather than 28 nights, as notified), with breaches triggering the need for controlled activity consent.

**9.109** Tahuna (2226) is of the view that the notified provisions are a significant and unjustified intervention into the RVA market in the District<sup>208</sup>, and states that the VA provisions ignore that fact that many owners prefer short term VA rentals rather than long term open leasing due to the flexibility provided by RVA which enables a property to also be used by friends and family, and for periodic personal use.

**9.110** Margaret Lister (2279) opposes the VA provisions and seeks that a more permissive approach is provided for the LDSRZ, specifically that the operative 90 night permitted limit should continue to apply<sup>209</sup>.

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207 Submission 2226, page 1.

208 Submission 226, paragraph 3.2(a)

209 Submission 2279, page 3.

- 9.111** Wanaka Selection Limited (2216)<sup>210</sup> and Varina Proprietary Ltd and Krook Nominees Proprietary Ltd (**Varina**) (2221)<sup>211</sup> seek that the zone purpose, objectives and policies are amended to acknowledge the importance of the supply of visitor accommodation in the LDSRZ and MDRZ in Wanaka because the market relies on accommodation being enabled within these zones to meet demand. This view aligns with that of Te Wanaka Lodge Limited (2342), who set out the benefits of RVA at page 2 of their submission.<sup>212</sup>
- 9.112** In the submitters' view these zones are a vital resource for the supply of RVA as demand for accommodation far outweighs supply provided by the Wanaka Town Centre and the VA Sub-zones<sup>213214 215</sup>. The submitters also oppose the non-complying status for RVA outside of the sub-zones (I note that the non-complying status is triggered when rule 17.5.17 is not complied with, rather than as a direct result of the location of the sub-zones). In conjunction with these requested amendments, the submitters also state that the current RVA allowance of 90 days per calendar year and a minimum stay of 3 nights is working well<sup>216 217</sup>. Te Wanaka Lodge (2342) submits that there should be a requirement for RVA to have a locally available manager or contact person to oversee each rental<sup>218</sup>.
- 9.113** The submitters have not provided information regarding the demand/supply structure of RVA in the Wanaka context but have provided their view based on their experience working in the visitor accommodation sector. Although the submitter's views are anecdotal, as shown on the Stage 2 Planning Maps, Wanaka does have relatively few VASZs, and it has only a small amount of land zoned HDRZ (shown in its entirety on Planning Map 21).
- 9.114** Also of note is that there are PDP commercial zones in Wanaka that provide for RVA, Homestays and VA, being the Business Mixed Use

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210 Submission 2216, pages 2 & 4.

211 Submission 2221, pages 2 & 4.

212 Page 4 of the submission PDF.

213 Submission 2216, page 3.

214 Submission 2221, page 3.

215 John Wilkinson (2089) supports this view at page 2 of his submission and seeks that the number of permitted nights for RVA is increased to 100 per annum, with no limit on the number of lets.

216 Submission 2216, page 3.

217 Submission 2221, page 3.

218 Submission 2342, page 6.



Zone (**BMUZ**), Local Shopping Centre Zone (**LSCZ**)<sup>219</sup>. . At the present time these zones contain very few residential units, although residential units are anticipated in these zones and as yet haven't been developed. In particular, the BMUZ provides for a range of commercial activities, as well as residential activities and residential units. The BMUZ in Wanaka is located in Anderson Heights, which is walking distance from Wanaka Town Centre. The zone was introduced to the PDP through Stage 1 of the District Plan Review and it replaces the ODP Business Zone.

**9.115** Rosie Simpson (2018) is also of the view that the composition of visitor accommodation provided in Wanaka and Hawea is different to that in Queenstown, and notes that there are relatively few motels and hotels in Wanaka and Hawea<sup>220</sup>. Margot Hewitt (2185) shares the view that Wanaka and Queenstown should be treated separately<sup>221</sup>, as does Duncan Good (2211)<sup>222</sup>. Mr Good specifically points out the lack of HDRZ land in Wanaka compared to Queenstown (noting the fact that RVA is a restricted discretionary activity in the notified provisions in the HDRZ for any number of nights over 28). Ben Acland (2219)<sup>223</sup> seeks that increased area of VA Sub-zone is provided close to Wanaka Town Centre to assist with providing for visitor growth. Ben Acland (2220)<sup>224</sup> submits that the hotel market in Wanaka does not cater for families and the market relies on RVA providers to provide diversity and to supplement supply of accommodation. Jennifer Beale (2267)<sup>225</sup>, Scott Gralow (2340)<sup>226</sup>, Annette Richards (2362)<sup>227</sup>, Nichole and Harald Schwefel (2451)<sup>228</sup>, Steve Worley (2514)<sup>229</sup> and Chris & Sarah Wakeman (2324)<sup>230</sup> also oppose the VA provisions and state that there is a shortage of visitor accommodation in Wanaka.

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219 In addition, the Three Parks Special Zone, which is an ODP zone that is yet to be reviewed in the District Plan review, contains activity areas where VA is anticipated.

220 Submission 2018, paragraph 2.

221 Submission 2185, page 2.

222 Submission 2211, page 2.

223 Submission 2291, page 2.

224 Submission 2220, pages 4 - 5.

225 Submission 2267, page 2.

226 Submission 2340, page 2.

227 Submission 2362, page 2.

228 Submission 2451, page 2.

229 Submission 2514, page 2.

230 Submission 2324, page 2.

- 9.116** Nick Winstone (2170) seeks that Arrowtown should be excluded from the RVA restrictions and treated separately from other areas given the limited accommodation options provided in Arrowtown<sup>231</sup>.
- 9.117** Noel Williams (2063) opposes the restriction of visitor accommodation in low density residential zones if the purpose is to make more residential properties available for locals<sup>232</sup>. Mr Williams is concerned that the adoption of the VA provisions will remove a large pool of accommodation from visitors and result in a very small increase in residential options for locals because property owners will not make their holiday homes available for long term rental. Alistair McIntosh (2064)<sup>233</sup> shares that view that, in the Wanaka context, most homes used for RVA are holiday homes that will not contribute to the supply of rental accommodation for residents.
- 9.118** In response to these comments, I note that any change to the current District Plan rules will not apply retrospectively, and any holiday home owners currently abiding by the operative rules will be able to continue to do so due to their ability to exercise their existing use rights. In my view, restricting the use of residential units for RVA will have a positive effect on residential housing supply by limiting the impact of RVA activities on future supply.
- 9.119** It is also my view that there is a case for a less restrictive regime for RVA in the Wanaka MDRZ land near the town centre. In the notified VA provisions, the least restrictive residential zone for RVA activities is the HDRZ, whereby non-compliance with the 28 night threshold (notified version rule 9.5.12) is a restricted discretionary activity, rather than a non-complying activity within the LDSRZ and MDRZ. Compared to Queenstown, Wanaka proportionally has only a small amount of land zoned HDRZ (shown on the decisions version Planning Map 21). In the Wanaka context, the MDRZ serves a similar function to the HDRZ in Queenstown by transitioning the intensity of development away from the town centre zone. The largest 'pocket' of MDRZ in Wanaka is located within walking distance of the town centre (shown on decisions version of Planning Map 21), and other

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231 Submission 2170, page 2.

232 Submission 2063, page 2.

233 Submission 2064, paragraphs 1 - 4.

more disparate pockets of the zone are provided in the following locations:

- (a) Cardrona Valley Road (decisions version Planning Map 23)
- (b) Scurr Heights (decisions version Planning Map 20)
- (c) Adjoining Kirimoko (decisions version Planning Map 20)

**9.120** The LDSRZ is an important provider of residential development capacity, and in my view it is important to ensure that the zone's ability to deliver residential development capacity is not significantly eroded by RVA. As afore-mentioned, any changes to the current rules will not apply retrospectively and therefore any lawfully established RVA activities that comply with the current rules will have existing use rights which will mean they are able to continue operating at current levels.

**9.121** Regarding the need for further section 32AA evaluation, as set out in **Appendix 4** this analysis comprises a sufficient level of further consideration of reasonably practical options for achieving the relevant objectives and consideration of their efficiency and effectiveness, appropriate for the scale and significance of this change.

**9.122** In summary I recommend that the submissions requesting a higher number of permitted nights for RVA in the Wanaka LDSRZ are rejected, and I recommend that the submissions seeking provision for a greater number of nights in the Wanaka MDRZ are accepted in part (as I recommend that the less restrictive rule only applies to the MDRZ shown on Planning Map 21), as shown in **Appendix 2**.

**9.123** Release NZ (**Release**) (2041) oppose the notified non-complying activity status for RVA exceeding 28 nights and 3 lets in a 12 month period in the LDSRZ (notified rule 7.5.17) and the LLRZ.(notified rule 11.5.12) . The submitter seeks that the rule should be replaced with a non-compliance status of restricted discretionary activity, in conjunction with limits on notification. Release state that restricted discretionary activity would mean that a comprehensive list of prescribed matters being considered that are directly relevant to ensuring that the potential effects are contained to within the boundary of an applicant's property.

- 9.124** The approach sought by Release (2041) would result in applications for RVA operating in the LDSRZ between 29 nights and 365 nights having restricted discretionary activity status. In my view restricted discretionary activity status is not a suitable resource management approach for implementing a clear policy direction to limit the growth of an activity such as RVA. In my view this approach would be neither an effective or efficient method to address the potential cumulative adverse effects on residential cohesion or residential housing supply, and would not be consistent with achieving the principal purpose and objectives of the LDSRZ, to provide for residential activities. I therefore recommend that the relief sought by Release (2041) is rejected.
- 9.125** Robert Heward and Karen Suh (2434) seek that the proposed VA provisions are amended to recognise that there are areas in the LDSRZ where visitor accommodation is appropriate and should be enabled and seek that the non-complying activity rule for visitor accommodation in the LDSRZ is deleted<sup>234</sup>. They do not provide analysis or recommendations of any specific locations, however they do specify their site on Suburb Street Queenstown as an appropriate location.
- 9.126** In my view the VA Sub-zone is an appropriate mechanism for the provision of VA in the LDSRZ, both in terms of providing for VA, and also limiting it. I therefore recommend that the relief sought is rejected.
- 9.127** As discussed in the s32 Report and the accompanying Infometrics Report, significant growth is occurring in RVA activities, such that the current (ODP) 90 day permitted threshold will adversely impact on the supply of residential housing. Although it is difficult to quantify this important distinction I acknowledge that some homeowners will leave their homes vacant rather than making them available to long term tenants and therefore preventing short term letting will not contribute to housing supply for residents in some situations<sup>235</sup>. However the growing popularity of RVA is anticipated to impact on future supply of

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<sup>234</sup> Submission 2434, page 2.

<sup>235</sup> Many submitters have pointed this out, including the following: 2018, 2031, 2038, 2050, 2053, 2063, 2064, 2077, 2079, 2176, 2177, 2178, 2185, 2203, 2213, 2237, 2283, 2345, 2359, 2362, 2370, 2395, 2406, 2420, 2432, 2436, 2451, 2486.

housing, as demonstrated in the economic evidence provided by Infometrics. I therefore recommend that the relief sought is rejected.

## **2H) Resort Zones - Jack's Point Zone and Millbrook**

**9.128** Darby Planning Limited (**DPL**) (2376)<sup>236</sup> seek that notified rule 41.4.18.1 is amended to exclude the Village (V), Lodge (L) and Homesite (HS) Activity Areas of Jacks Point, however the submitter also requests that rule 41.4.18 is deleted. In considering this submission I acknowledge there are number of unique aspects to the planning provisions applied to Jacks Point due to its context, and the aspirations for its development. To my mind there is no clear basis for providing an entirely unique regime for the management of short term letting in different Resort Zones where they provide a residential environment that is largely or essentially the same as other residential zones. Given the above and the fact that as at this time the relief sought is unclear, I recommend that the relief is rejected.

**9.129** Henley Downs Farm Holdings Limited and Henley Downs Land Holdings Limited (**Jacks Point**) (2381)<sup>237</sup> generally support the approach to regulate the effects of short term letting in residential areas, however changes are sought regarding the rules that would apply to the commercial areas of Jack's Point, where visitor accommodation is an anticipated outcome, and where in the submitter's view further rules are unnecessary. Accordingly the submitter seeks that the new standards only apply within the Jack's Point residential areas and not the Village, Lodge and Homesite Activity Areas. In my view it is relevant that the policy framework in the decisions version of Chapter 41 anticipates visitor accommodation activities in specified areas of the zone, namely the Jack's Point Village Activity Area (V(JP)), Homestead Bay Village Activity Area (V(HB)) and the Lodge (L) Activity Area. I discuss this further in conjunction with my recommendations at paragraph 9.141 below.

**9.130** Jack's Point (2381) also request that the notified definition of Visitor Accommodation is amended to remove the exclusion of RVA and Homestays (in part (iv) of the notified definition). However, in my view

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236 Submission 2376, page 29.

237 Submission 2381, pages 4, and 19 – 23.

amending the notified definition of VA in this manner would result in changes that would have significant implications beyond the Jack's Point Zone that have not been considered or addressed by the submitter. In my view the changes sought would result in uncertainty regarding the relationship between the definitions of VA, RVA and Homestay. In my view the issues raised by the submitter are in the context of the Jack's Point Zone only, and should therefore be addressed in the Chapter 41 – Jacks Point, rather than amending a definition which is applicable throughout the PDP.

- 9.131** The decisions version of Chapter 3 – Strategic Directions includes the following strategic policy that applies to the resort zones which specifically cater for visitors (these include both Jacks Point and Millbrook):

***Visitor Industry***

**3.3.1** *Make provision for the visitor industry to maintain and enhance attractions, facilities and services within the Queenstown and Wanaka town centre area and elsewhere within the District's urban areas and settlements at locations where this is consistent with objective and policies for the relevant zone*

- 9.132** The decisions version of Chapter 41 – Jacks Point contains the following objectives, policies and rules regarding visitor accommodation that have particular relevance to the VA provisions:

*Objective 41.2.1 – The establishment of an integrated community, incorporating residential living, visitor accommodation, community, and small-scale commercial activities with appropriate regard for landscape and visual amenity values, and within a framework of open space and recreation amenities.*

***Policy 41.2.2.17***

*Enable the Jack's Point Village Activity Area (V(JP)) to develop as the vibrant mixed use hub of the Jacks Point Zone, comprising a range of activities including:*

*[...]*

*iii visitor accommodation*

*[...]*

*Enable the Homestead Bay Village Activity Area (V(HB)) to develop as a secondary commercial and mixed use centre supporting aquatic activities and the needs of residential activity around Homestead Bay.*

***Policy 41.2.1.18***

*Enable commercial and community activities and visitor accommodation in the Jacks point Village (V(JP)) and Homestead Bay Village (V(HB)) Activity Areas, provided residential amenity, health and safety are protected or enhanced through:*

- *compatible hours of operation and noise;*
- *a high standard of building design;*
- *the location and provision of open space, buffers and setbacks;*
- *appropriate landscape mitigation;*
- *efficient design of vehicle access and car parking; and*
- *an appropriate scale of activity, and form of building development.*

*Lodge:*

*Policy 41.2.1.30*

*To provide for travellers accommodation and ancillary facilities within the Lodge (L) Activity Area in a manner consistent with protecting the open character and amenity of the surrounding Open Space Golf Course (OSP) Activity Area.*

*Activity Rule 41.4.1.8 Residential R(HD)- E Activity Area: Visitor accommodation is a restricted discretionary activity;*

*Activity Rule 41.4.2 Village Activity (V) and Homestead Bay Village (V(HB)) Areas: Visitor accommodation is a controlled activity; and*

*Activity Rule 41.4.3.1 Lodge Activity Area (L): Visitor accommodation is a discretionary activity.*

**9.133** VA activities are therefore already addressed in the decisions version of Chapter 41, and accordingly the VA provisions only seek to address the effects of RVA and Homestays. Visitor accommodation activities are generally anticipated in the Jacks Point Zone and are provided for as an integrated component of the activities anticipated in the zone. The policy framework in the decisions version of Chapter 41 anticipates visitor accommodation activities in specified areas of the zone, namely the Jack's Point Village Activity Area (V(JP)), Homestead Bay Village Activity Area (V(HB)) and the Lodge (L) Activity Area. In my view a more permissive regime for RVA should be considered in these areas. I therefore recommend that the relief sought by Jacks Point is accepted in part. In terms of the specific changes I recommend to Chapter 41, these are outlined in **Appendix 1** whereby I propose a more enabling rule framework that is consistent between the Jacks Point and Millbrook Resort Zones.

**9.134** Turning to the Millbrook resort zone, Millbrook Country Club (**MCC**) (2295)<sup>238</sup> seek that either the restrictions on RVA in Chapter 43 – Millbrook are rejected or that notified rule 43.5.14.1 is amended in the following manner:

*The commercial letting of one residential unit or residential flat per site for up to three lets not exceeding a cumulative total of ~~28~~ 179 nights per 12 month period.*

**9.135** MCC also seek that the status of breaching Rule 43.5.14 should be no more than a restricted discretionary activity with discretion restricted to:

- *Noise mitigation*
- *Provision and location of carparking*
- *External lighting*
- *Centralised management of the holiday unit by the Millbrook Country Club*

**9.136** In MCC's view the section 32 does not recognise that dwellings within Millbrook tend to have lower occupancy rates than most other residential neighbourhoods, and therefore it is more efficient to make those houses available for short-term rental accommodation, and in doing so will potentially relieve pressure on other residential areas to provide accommodation. The submitter also notes that the use of residential dwellings in Millbrook for visitor accommodation purposes is administered and controlled by MCC in order to achieve cohesive and integrated management of any and all adverse effects.

**9.137** Turning to the purpose and objectives of the decisions version of Chapter 43, the zone has a strong emphasis on providing a high quality experience for visitors, and unlike other Special Zones it is not a key provider of residential development capacity. The purpose and relevant objectives are as follows:

**43.1.1** *The purpose of the Millbrook Resort Zone is to provide for a visitor resort of high quality. The Zone provides for recreational activities (including golf), commercial, residential and visitor accommodation together with support facilities and services. The general amenity of the Zone is one of development enclaves located in open rural countryside and well landscaped grounds. Well located and designed development is expected throughout the Zone. To achieve this, integrated planning in accordance with a Structure Plan is required. [...]*



**Objective 43.2.1** *Visitor, residential and recreation activities developed in an integrated manner with particular regard for landscape, heritage, ecological, and water quality values.*

- 9.138** Considering the above zone purpose and objective, I agree that the zone warrants a more enabling approach to the provision of RVA when compared to other zones that are proposed to be amended by the VA provisions. However in my view it is still the role of the PDP to manage the effects of RVA activities, and this may well in practice occur in conjunction with the management provided by the MCC.
- 9.139** I agree that the matters of discretion recommended by MCC (listed at paragraph 9.135 above) would provide the opportunity to appropriately manage the effects of RVA, as the location and scale of buildings for RVA activities would be managed via the comprehensive set of standards for buildings in Chapter 43. In my view the scale of the activity should also be able to be considered. I therefore agree that restricted discretionary activity consent is an appropriate activity status for breach of permitted activity standards for RVA (notified rule 16.5.10) and Homestays (notified rule 16.5.11), and support the matters of discretion sought by MCC, with an additional matter requiring consideration of *the scale of the activity*.
- 9.140** In my view the 179 night permitted threshold for RVA requested by the submitter is too high, such that the PDP would not be able to effectively manage the potential adverse effects resulting from the frequency of occupation. MCC does not provide reasons as to why 179 nights specifically is an appropriate permitted standard, aside from a general comment regarding consents that have been granted under the ODP regime<sup>239</sup>. In my view a permitted threshold of 42 nights in conjunction with the recommended requirement for restricted discretionary activity resource consent for breaches, is more appropriate.
- 9.141** I therefore accept in part the relief sought by MCC and recommend the amendments shown in the recommended revised chapter in **Appendix 1**. As noted at paragraph 9.129 above, I consider that a consistent approach between the resort zones is appropriate, and therefore recommend that specified areas of the Jack's Point Zone

provisions be amended in a similar manner, as also shown in **Appendix 1**.

## **10. RURAL ZONES**

**10.1** Submissions from Mt Christina Limited (2383)<sup>240</sup>, Crown Investment Trust (2307<sup>241</sup>), Mount Rosa Wines (2223)<sup>242</sup>, Jeremy Bell Investments (2225)<sup>243</sup>, Gibbston Highway Ltd (2227)<sup>244</sup>, Glencoe Station Limited (**GSL**) (2379)<sup>245</sup>, Glendhu Bay Trustees (**GBT**) (2382)<sup>246</sup> and Darby Planning Limited (**DPL**) (2376)<sup>247</sup> in my view correctly point out that residential cohesion and character are not as relevant in rural areas compared to urban residential areas. However, I do not agree that rules relating to the use of residential units and residential flats for RVA and homestays should be deleted, as they play a complementary role to rules on new buildings, in managing effects on rural amenity and landscape values<sup>248</sup>. However in my view reconsideration of the notified thresholds (number of permitted nights) and the activity status of breaches of permitted standards for RVA in the rural zones generally is warranted.

**10.2** Further to this matter, TradeMe (2285)<sup>249</sup> points out that visitors booking accommodation through their home-sharing platform seek a variety of accommodation options, including larger homes with outdoor areas, which are limited in locations within and close to commercial centres.

**10.3** Shane Melton (2006) seeks that Queenstown's rural areas (such as Glenorchy, Kinloch and Kingston) should be exempted from rules restricting the commercial letting of residential properties, or that a 90 night limit should apply with no restrictions on the number of lets per annum<sup>250</sup>.

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240 Submission 2383, pages 5 & 6.

241 Submission 2307, page 18.

242 Submission 2223, page 5.

243 Submission 2225, page 4.

244 Submission 2227, page 5.

245 Submission 2379, paragraphs 6 to 9.

246 Submission 2382, page 7.

247 Submission 2376, page 9.

248 As sought by submission 2383 at pages 9 – 10; submission 2376 at page 30; submission 2379, page 7; and submission 2382, page 17 & 18.

249 Submission 2285, page 8.

250 Submission 2006, pages 2 & 3.

- 10.4** Anna Simmonds (2139) opposes the VA provisions due to the restrictions they would place on her ability to use her home in a rural residential area for short-term letting. Ms Simmonds submits that she supports check and balances, however only so far as they relate to measurable parameters, such as noise, waste and traffic, and submits that her neighbours are not adversely impacted by the accommodation provided in her site<sup>251</sup>. This may well be the case, however in my view PDP provisions that provide a management regime of the adverse effects resulting from RVA, Homestay and VA activities is warranted.
- 10.5** Release NZ (**Release**) (2041) seek that the approach sought for RVA in the LDSRZ discussed at paragraph 9.123 above also applies to the Rural Zone.
- 10.6** BSTGT (2487) seek that either the VA provisions are rejected in their entirety or that the provisions be amended so that RVA (and Homestays and 'lodges') are not regulated in the rural areas of the District so that there is no limit on the number of days, persons or lets in the rural zones<sup>252</sup>. The reasons for this set out in the submission<sup>253</sup> include that rural properties do not lend themselves to being in the rental pool due to their location and proximity to an urban area, and due to their size, maintenance needs and cost. The submitter is also of the view that enabling short term VA leasing of rural houses assists the District in fulfilling its continued and growing demand for accommodation, especially for families and other groups not wishing to stay at a hotel or motel. In addition, the submission also points out that issues canvassed in the s32 that apply to residential areas are not relevant to rural areas, including impacts on residential amenity, residential cohesion and character of neighbourhoods.
- 10.7** Cardrona Alpine Resort Limited (2492) seek that within the Cardrona Alpine Resort Ski Area Sub-zone, the Rural Zone and the Rural Visitor Zone<sup>254</sup>, Visitor Accommodation (activity and development) should be provided for either as a permitted or controlled activity (subject to standards), or otherwise as a restricted discretionary

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251 Submission 2139, pages 1 & 2.

252 Submission 2487, page 9, paragraph 56(xiv).

253 Submission 2487, page 7, paragraph 51.

254 I note that the Rural Visitor Zone does not form part of the PDP and therefore the VA provisions do not apply to this zone.

activity. The submitter states that there is no evidence why visitor accommodation should not be provided for in these locations, and provides some information about the visitor accommodation currently operating at Cardrona Alpine Resort.

- 10.8** Federated Farmers (2540) <sup>255</sup> seek that the RVA rules that apply to the rural areas of the District are amended to enable 5 lets and 40 cumulative nights per annum. The submitter states that RVA will not have the same adverse impacts as those in more urban areas, particularly in respect of residential housing supply and affordability, and as a result there is justification for Council to be more permissive for RVA in rural areas.
- 10.9** Having considered the matters raised by submitters, in my view it is appropriate that the rules for RVA in the rural zones are reconsidered and I support providing a more flexible permitted activity threshold. These considerations are made in conjunction with considering submissions relating to the VA Subzones (addressed in Group 4 below), and my recommendation that submissions seeking that the rural chapters<sup>256</sup> be amended to introduce provisions relating to VA Subzones are rejected (this view is consistent with Ms Devlin's recommendations that the requests for VA Subzones to be mapped in the rural zones are rejected).
- 10.10** In my view, acknowledging that the issues of residential development capacity, residential coherence and amenity are not as relevant in the rural zones compared to the residential zones, a permitted threshold of 42 nights for the rural zones would be more appropriate than the notified 28 night limit. In my view this limit is appropriate in conjunction with the application of a requirement for a discretionary activity status for breaches to the recommended 42 night limit, which is consistent with the discretionary activity status of VA provided in the decisions version of the respective Rural, Rural Lifestyle & Rural Residential and Gibbston Character Zone Chapters.

### **Wakatipu Basin Rural Amenity Zone (WBRAZ)**

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<sup>255</sup> Submission 2450, page 43.

<sup>256</sup> Being the Rural Zone (Chapter 21), Rural Residential and Rural Lifestyle Zones (Chapter 22), and the Gibbston Character Zone (Chapter 23).

**10.11** At the time of writing, the Wakatipu Basin Variation is currently being heard in Hearing Stream 14. Submissions relating to VA, RVA and Homestays have been transferred<sup>257</sup> to this hearing so they can be heard in conjunction with other submission relating to these matters.

**10.12** The notified WBRAZ rules for VA, RVA and Homestays are identical to the rules for the Rural Zone. At Table 24.1 of the WBRAZ Chapter, RVA and Homestay activities are provided for as a permitted activity (notified rule 24.4.18) and VA activities are provided for as a discretionary activity (notified rule 24.4.19). Table 24.3 contains the following standards that apply to RVA and Homestay activities:

**24.5.15 Residential Visitor Accommodation**

*The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.*

**24.5.16 Homestay**

- a. *May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.*
- b. *Shall not exceed 5 paying guests per night.*

**10.13** The non-compliance status for breaches of both the above rules is discretionary activity.

**10.14** The relevant objective of the notified version of the Wakatipu Basin Rural Amenity Zone in my view is that which addresses *non-residential activities*, and is outlined below. This objective is currently being heard in Hearing Stream 14 and has not been explicitly transferred to Stream 15 for consideration, however as the submission points that specifically relate to VA, RVA and Homestays have been transferred, I consider that it is worthy of consideration:

**Objective 24.2.2** *Non-residential activities are compatible with infrastructure, and maintain and enhance landscape character and amenity values.*

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<sup>257</sup> Statement of Evidence of Craig Barr, Planning: Wakatipu Basin, paragraph 29.83.  
<https://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/PDP-Stage-2/Stream-14-Section-42A/S2239-QLDC-T14-Craig-Barr-Evidence-excluding-Appendices-30691065-v-1....pdf>

- 10.15** The following paragraphs provide a summary of the relief sought by the submissions transferred from Hearing Stream 14. These submissions are listed in **Appendix 2A**.
- 10.16** Consistent with their submissions regarding the rules for RVA and Homestays throughout the chapters to be amended by the variation, MajorDomo (2592), Sothebys (2598), Touch of Spice (2600) and Slopehill Properties (2584) seek that rule 24.5.15 be amended to remove the 3 let maximum, replace the 28 night limit with 120 nights, and to amend the non-compliance status to controlled.
- 10.17** Various submitters represented by Brown & Company Planning Group<sup>258</sup> (**Brown & Co group**) seek that notified rule 24.5.15 is deleted. The reason<sup>259</sup> stated in the Brown & Co group of submissions is that the RVA rule is a significant market intervention without environmental justification.
- 10.18** Bower Hills Trust (2386) seeks that both rule 24.5.15 and 24.5.16 are deleted, and the reasons provided are identical to those outlined in the submission of Hogans Gully Farm Limited (2313)<sup>260</sup>, which provides several reason for opposing the RVA rule, including the following:
- The rule is a significant market intervention and a significant and unjustified intervention into the residential and visitor accommodation market in the District
  - The information relied upon in the s32 justification for the visitor accommodation variation states that a significant number of listings (such as Airbnb) comprise properties that are likely to be used “exclusively” for VA purposes. This is not justified as most owners, and/or their family and friends, would use the properties even if only occasionally for short term stays. Many use their properties frequently as a second home and prefer the convenience of letting their homes for short term VA when they are absent.
  - There is no evidence to suggest that the rules will result in home-owners leasing their properties to long term tenants.
  - The proposal ignores that fact that many owners prefer short term VA rentals rather than long terms leasing because it allows the owner and their friends freedom to also stay at the home, the financial rewards are higher for [RVA], short term VA assists with property upkeep, which is not always guaranteed if the property is occupied by long-term tenants ;

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258 Submissions 2229, 2291, 2292, 2308, 2314, 2315, 2316, 2317, 2318, 2319.

259 As shown in submission 2229 at paragraph 3.2.5(d).

260 Submission 2313 at paragraph 5.2.2(b) on page 249.

- The s32 evaluation identifies that only 2.2% of the visitor accommodation is provided in rural areas and therefore the alleged adverse impacts on residential cohesion and character are not relevant in rural areas.

**10.19** BAB (2302) seeks that their recommended alternative approach is applied to the WBRAZ. My response to this submission considered as a whole in the Group 1 submission, and I will not repeat it here. I recommend that the approach sought by BAB is rejected.

**10.20** Darby Planning LP (2376)<sup>261</sup> seeks that rules 24.4.18, 24.5.15 and 24.5.16 are deleted and these submissions (which relate to the rural living areas) are discussed in the section on the other rural zones above.

**10.21** NZTA (2538)<sup>262</sup> seek that rule 24.5.15 is accepted because it will assist in reducing demand to travel.

#### **Comment**

**10.22** Earlier in this report I have responded to submissions received regarding the '3 let limit' for RVA, which applies in the notified version of rule 24.5.15. For the reasons outlined in paragraphs 9.84 – 9.91 I recommend that this part of the various RVA rules is deleted. Consistent with that analysis, I recommend that rule 24.5.15 is amended to remove the 3 let per annum limit.

**10.23** At paragraphs above I discuss submissions received regarding the Rural Zone, Rural Lifestyle & Rural Residential Zone. In my view the analysis provided there-in is directly relevant to the submissions received regarding the WBRAZ. Reasons provided by submitters that state that the rural and rural living zones are not key providers of residential capacity are, in my view compelling. However, in my view it is appropriate to place restrictions on visitor accommodation activities to ensure that the resultant effects are appropriately managed. In my view the recommended revised provisions in the modified WBRAZ Chapter in **Appendix 1**, which is consistent with the recommended changes for the other rural and rural living zones are appropriate for the reasons outlined at paragraphs 10.1 – 10.10 above.

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261 Submission 2376, paragraphs 29 - 33

262 Submission 2538, page 4.

10.24 All individual recommendations regarding submissions on the matters discussed in Group 2 are shown in **Appendix 2**.

## 11. GROUP 3 – RELIEF SOUGHT REGARDING HOMESTAYS

11.1 Submissions from BAB and BC relating to homestays are addressed within the Group 1 submissions. This section responds to the submissions received regarding the definition of homestay and the notified policies and rules.

11.2 As a general submission relating to all Homestay provisions, Airbnb seek that there should be no restrictions on Homestays in all zones<sup>263</sup>.

### a) Homestay definition

11.3 The notified definition of Homestay is as follows (with underlining and ~~strike-through~~ showing the notified variations to the PDP definition):

#### ***Homestay***

*Means ~~a residential activity where an occupied~~ the use of a residential unit ~~or including a residential flat is also used by~~ by paying guests at the same time that the residential unit or residential flat is occupied by residents for use as a Residential Activity. Includes bed & breakfasts and farm-stays.*

#### Notes:

1. Homestays can be registered with the Council through a registration process that is separate to the district plan.
2. Extra rates levies may apply.

11.4 Airbnb (2390)<sup>264</sup> seek that the definition of Homestay be amended to read the following:

*Means the use of a residential unit including a residential flat by paying guests at the same time that the residential unit or residential flat is occupied by residents for time that the residential unit or residential flat is occupied by residents for use as a Residential Activity. Includes bed & breakfasts and farm-stays.*

11.5 Lindsay & Di Williams (2137)<sup>265</sup> seek that the notified definition of Homestay is amended to require all homestays to be registered with the Council. In my view it would be inappropriate to embed a

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263 Submission 2390, page 7.

264 Submission point 2390.5.

265 Submission 2137, page 2.



requirement for registration into the definition because registration is required for the purpose of apportioning rates correctly and although it is generally beneficial for the administration of the plan for people to register, it is problematic to require people to go through a process outside of the plan to achieve an activity status, particularly where the process is not required for a clear resource management purpose. I therefore recommend that the relief sought is rejected.

- 11.6** Christine Byrch (2357) seeks that the notes in the definition of Homestay are deleted because they are not part of the definition. In my view the notes provide guidance to plan users and placing them with the definition is efficient as it means that they do not need to be replicated within the respective zone chapters. Retaining the notes is consistent with my recommendation regard the relief sought by Hospitality NZ (2556), where I recommend that a guidance note is included in the definition of RVA. I therefore recommend that the relief sought is rejected.
- 11.7** The pro forma submissions<sup>92</sup> oppose the definition of homestay and seek that any 'primary place of residence' or 'family holiday homes/baches' should be incorporated into this definition. I have discussed this matter in my response to the Group 1 submissions and for the reasons outlined there-in, I recommend the relief sought is rejected.
- 11.8** Coherent Hotel Limited (2524)<sup>266</sup> seeks that notified definition of Homestay is retained, but is amended to include a further note excluding RVA and VA. This amendment would provide further clarity that these defined activities are mutually exclusive, and I support this change as shown in the recommended amendments to provisions in **Appendix 2**.
- 11.9** Streat Developments Limited (2311), F&AL (2372) and Church Street trustee Ltd (2375) support separating Homestay from other forms of accommodation, however they seek that the notified definition is amended to include the '5 paying guests' threshold included in the notified rule framework (and the standards for homestays are

deleted)<sup>267</sup>. The submitter also seeks that Homestays are included in the definition of 'Residential Activity'.

**11.10** Amending the definition of Homestay to include the '5 paying guest' limit would introduce a rule to the definition. If a rule embedded within a definition is breached then the definition no longer applies. In practice this would mean a homestay host seeking to cater for more than 5 paying guests per night could no longer be assessed as a Homestay in the PDP. This would result in significant uncertainty and is consequently neither effective nor efficient. I recommend that the relief sought is rejected.

**b) Permitted standards regulating the number of guests at one time**

**11.11** F&AL (2372) seek, in conjunction with the changes to the definition of Homestay discussed at paragraph 11.9 above, that the standards for Homestays are deleted<sup>268</sup> (namely notified rules 7.5.18, 8.5.16, 9.5.13, 10.5.9, and 22.5.15). The submission does not provide specific reasons for removing the rules, however the submitter states that with professional property management, visitor accommodation within residential areas does not generate significant adverse effects on residential character and amenity<sup>269</sup>. Generally the submitter seeks a more enabling approach that recognises the importance of visitor accommodation to the District's economy. F&AL consider that small scale, well designed and managed visitor accommodation is consistent with the outcomes sought for the various residential zones.

**11.12** In my view, providing standards for Homestays assists with ensuring that Homestays are small-scale and well-managed. In my view there should be flexibility for this to be achieved with or without professional property management. I therefore recommend that the relief sought by F&AL to remove the standards for Homestays is rejected, as shown in **Appendix 2**.

**11.13** Campbell Bevan (2521)<sup>270</sup> seeks that Homestays are limited to 3 paying guests per night, rather than 5 guests and seeks that a 3 night minimum stay is also required. Mr Bevan submits that the notified permitted standards for Homestays may result in these activities

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267 Submission 2311, pages 4 & 7.

268 Shown in the requested changes to provisions outlined in pages 8 – 29 of submission 2372.

269 Submission 2372, page 4.

270 Submission 2521, page 3.

being run as small hotels due to the scale of the activity that could occur as a permitted activity.

- 11.14** Chris Worth (2278) and Linda Worth (2351) seek that the number of guests staying at a Homestay should be restricted to 30 paying guests per month<sup>271</sup> to ensure that residential amenity is maintained.
- 11.15** The pro forma submissions<sup>92</sup> oppose the proposed limitations on the number of paying guests per night. More generally, they consider that Homestay activities should not be subject to any planning controls and should be able to operate without the need for a resource consent. The submitters have not provided reasons why Homestays should not be subject to any planning controls.
- 11.16** In my opinion, the application of a 5 person limit, alongside other controls, is justified and necessary. Homestay activities are by definition small scale and ancillary to the residential use of the dwelling and/or flat. In removing any controls on the nature and scale of Homestay activities, there is a significant risk that dwellings could be rented out to multiple different parties occupying multiple different rooms to short stay visitors such that the activity becomes a quasi-VA activity. This approach would be counter-productive to addressing adverse effects associated with the increasing number of whole houses being used for short term visitor accommodation. I therefore recommend that this relief is rejected.
- 11.17** Brigit Parker (2152) supports the notified rule for Homestays enabling up to 5 guests<sup>272</sup> at any one time, enabled all year round, however seeks that certain fire, health & safety and building compliance requirements should be met<sup>273</sup>. In my view any such building consent requirements would be regulated via the building consent process, rather than the PDP.
- 11.18** Meg Taylor (2039) and Heather Juergensen (2573)<sup>274</sup> seek that the number of guests accommodated within a homestay at any time should be increased from 5 guests as notified to 6 guests. Meg Taylor (2093) seeks this change because most people travel in pairs and an

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271 Submission 2278, page 2; Submission 2351, page 2.

272 Paul Parker (2421), page 2, also supports the notified 5 guest permitted limit.

273 Submission 2152, page 1.

274 Submission 2573, page 2.

increase in the permitted standard would assist with accommodating multi-generational families and groups<sup>275</sup>. In my view, increasing the permitted number of guests for homestays (in conjunction with having unlimited occupied nights per annum, as notified) may result in adverse effects on residential amenity and cohesion due to the number of guests staying at one time, coupled with being able to host guests 365 days per year . I have considered the reasons provided by the submitter, however remain of the view that increasing the permitted number of guests would not be appropriate. Any proposal to exceed the limit can be assessed on its particular merits via the resource consent process. I therefore recommend that the relief sought by Meg Taylor (2039) is rejected.

**11.19** Keith Murray (2046) seeks that the 5 person limit is removed for Homestay activities in the Large Lot Residential Zone, provided an adequate number of bedrooms and car parking are available for guests<sup>276</sup>.

**11.20** Federated Farmers (2540)<sup>277</sup> seek that the rules for homestays in the various rural chapters are amended to include references to *residential units or farmhouses* (new text underlined). However in my view the word *farmhouse* is not defined and is already encapsulated in the definition of *residential unit*. I therefore recommend that the relief sought in rejected.

**11.21** Federated Farmers (2540)<sup>278</sup> also seek that homestays are able to occur in “*an unoccupied flat adjacent to a farmhouse*” and that the permitted number of guests should be increased from 5 (as notified) to 8 at any one time. In my view the changes sought would result in homestay activities that are of a scale akin to a small hotel being a permitted activity. This is not the intent of the homestay provisions, whereby the intent is to provide for accommodation within a home, and at an ancillary scale to the residential activities occurring within the home. I therefore recommend that relief sought is rejected, as shown in **Appendix 2**.

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275 Submission 2039, page 2.

276 Submission 2046, page 2.

277 Submission 2540, page 44.

278 Submission 2540, page 44.

- 11.22** In my view the notified 5 guest limit for Homestays (with unlimited nights occupation) may result in significant adverse effects in the zones where a high level of residential amenity is sought. I agree with the points made by Campbell Bevan (2521) that a Homestay activity operating 365 days per annum with 5 guests at one time would impact on residential amenity, although in my view it is unlikely that a Homestay would operate at full capacity at all times.
- 11.23** Regarding the need for further section 32AA evaluation of this change, as set out in **Appendix 4** this analysis comprises a sufficient level of further consideration of reasonably practical options for achieving the relevant objectives and consideration of their efficiency and effectiveness, appropriate for the scale and significance of this change.

#### **Use of Residential Flats as Homestays**

- 11.24** Anna Elms & Peter Smith (2323)<sup>279</sup> seek that Rule 21.5.54 is amended so that only the residential unit on a site needs to be occupied in order for the residential flat on the same site to be used as a homestay as a permitted activity. This proposal needs careful consideration as the ability to establish a standalone flat of up to 70m<sup>2</sup> able to accommodate a separate household independently of the primary dwelling as a permitted activity in the LDSRZ plays a key part of how the PDP provides a range of dwelling types to suit the different needs of residents. These flats also make up a substantial portion of the economically feasible development capacity of the PDP and will play a key role in achieving a compact urban form without radically changing the character of residential areas and should help address the affordability of housing in the District. While renting out these residential flats to long-term occupants is anticipated, having a significant portion of this capacity utilised only for short term letting (because of its higher relative returns) could mean the plan would need to be changed to allow much greater intensity of development in residential areas in order to provide enough capacity for population growth.
- 11.25** The reasons provided by the submitters are that it is not practicable to require that a residential flat must be occupied in order to be used for

short stay accommodation. In my view it is appropriate that residential flats should be treated in the same manner as residential units, and the alternative option available to the submitter would be to use the flat as an RVA operation, rather than homestay. I therefore recommend that the relief sought is rejected.

## **GROUP 4 – Relief sought regarding VA**

### **Definition of VA**

**11.26** The notified definition of Visitor Accommodation is as follows:

*Means the use of land or buildings (excluding the use of a residential unit or residential flat) for short term, fee paying, living accommodation to provide accommodation for paying guests where the length of stay for any visitor/guest is less than ~~3 months~~90 days; and*

*~~a. Includes such accommodation as camping grounds, motor parks, hotels, motels, boarding houses, guest houses, backpackers' accommodation, bunkhouses, tourist houses, lodges, timeshares, and managed apartments homestays, and the commercial letting of a residential unit; and~~*

*~~b. May Includes some centralised services or facilities that are directly associated with, and ancillary to, the visitor accommodation, such as food preparation, dining and sanitary facilities, conference, bar, and recreational facilities and others of a similar nature if such facilities are associated with the visitor accommodation activity. The primary role of these facilities is to service the overnight guests of the accommodation however they can be used by persons not staying overnight on the site.~~*

*iii. Includes onsite staff accommodation.*

*iv. Excludes Residential Visitor Accommodation and Homestays. For the purpose of this definition:*

*a. The commercial letting of a residential unit in (i) excludes:*

*• A single annual let for one or two nights.*

*• Homestay accommodation for up to 5 guests in a Registered Homestay.*

*• Accommodation for one household of visitors (meaning a group which functions as one household) for a minimum stay of 3 consecutive nights up to a maximum (ie: single let or cumulative multiple lets) of 90 nights per calendar year as a Registered Holiday Home.*

*(Refer to respective definitions).*

*b. “Commercial letting” means fee paying letting and includes the advertising for that purpose of any land or buildings.*

*Where the provisions above are otherwise altered by Zone Rules, the Zone Rules shall apply.*

**11.27** BSTGT Limited (2487)<sup>280</sup> points out that the definition of VA includes ‘lodges’, however the term lodge is not further defined and is therefore vague and ambiguous. The submitter seeks that the definition is amended to provide greater clarity as to what a lodge comprises and to ensure that it is a separate activity from RVA. In the submitter’s view the use of larger dwellings for accommodation falls within the definition of VA and RVA as a result of the explicit use of the term ‘lodge’ in the definition of VA. The definition of *lodge* in the Collins Dictionary is as follows:

*A lodge is a house or hut in the country or in the mountains where people stay on holiday, especially when they want to shoot or fish.*

**11.28** The ordinary meaning of the term ‘lodge’ in my view does not provide for RVA, as lodges are normally purpose built for tourism and are not located in residential areas. While I acknowledge that there is no practical impediment to using a residential unit in a rural area as a lodge at that point it is clearly a visitor accommodation enterprise and falls within the proposed VA definition. For this reason I do not support creating a specific definition for lodges in the PDP.

**11.29** Christine Byrch (2357)<sup>281</sup> seeks that, within point (ii) of the definition of VA the word ‘may’ (which is presumably derived from the ODP version of the definition of VA) is retained, and that point (iii) is deleted because onsite staff accommodation is not visitor accommodation. It is acknowledged that the challenges of staff and worker accommodation are a key matter to consider however making an exception to permit short term letting for staff or worker accommodation would in my view be counter-productive. The provisions recommended here promote and allow for the use of dwellings for worker accommodation for more than 3 months as a permitted activity, for incidental or ancillary use of rooms within a dwelling for staff and worker accommodation as a Homestay as a permitted activity year round and for the use of whole dwellings for up to 42 nights per year as a permitted activity. I therefore recommend that the relief sought is rejected, as shown in **Appendix 2**.

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280 Submission 2487, page 8, paragraph 51(i)

281 Submission 2357, page 3.

- 11.30** Nikki Gladding (2411)<sup>282</sup> opposes the part (ii) of the notified definition of VA that states that “The primary role of these facilities is to service the overnight guests of the accommodation, however they can be used by persons not staying overnight on the site.” Ms Gladding submits that if the facilities are able to be used by persons who are not staying overnight there would be an incentive to expand the facilities beyond those that are ancillary to the VA. In my view, the fact that the definition requires these facilities to be ancillary to the VA activity provides a safeguard against the outcome pointed out by the submitter. I therefore recommend that this point of relief is rejected, as shown in **Appendix 2**.
- 11.31** Ms Gladding (2411)<sup>283</sup> also seeks that part (iv. c) of the definition of VA is reinstated. This provision states the following: “*Where the provisions above are otherwise altered by Zone Rules, the Zone Rules shall apply*”. In Ms Gladding’s view this part of the definition allows for the Council to be more or less restrictive with what is allowed as of right under the definition of VA in the different zones by allowing changes to the zone rules to override the definition. I infer this to mean that it would result in the ability for the ancillary activities to be ‘de-coupled’ from the VA activity when those activities have a separate activity status in the respective zone rules. In my view, if the activity is ancillary to the VA activity then it (and its anticipated effects) should be considered in conjunction with the VA activity. In my view it is not appropriate for a definition to be altered by rules as it would result in uncertainty regarding the application of the definition. I therefore recommend that the relief sought is rejected, shown in **Appendix 2**.
- 11.32** GSL (2379)<sup>284</sup> and GBT (2382)<sup>285</sup> seek that the definition of visitor accommodation is amended to include any residential unit or residential flat. In the submitter’s view, this change, in conjunction with the changes discussed at paragraph 10.1 above in respect of accommodation activities in the rural zones, would result in ‘short stay visitor accommodation’ of houses that are consented for visitor accommodation currently becoming a non-complying activity.

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282 Submission 2411, page 1.

283 Submission 2411, page 2.

284 Submission 2379, page 6.

285 Submission 2382, page 16.



However, in my view, as the VA provisions would not apply retrospectively, then any lawfully established accommodation activity could continue under existing use rights, irrespective of any changes to the definition of visitor accommodation. In addition, the submission is focused on the impacts of the VA provisions on the rural zones, however the amendments sought to the definition of visitor accommodation would impact on the application of the definition in all areas of the District, and these impacts have not been considered by the submitter.

**11.33** Gibbston Valley Station (2547)<sup>286</sup> seek that the notified definition of VA is either withdrawn or amended. The submitter opposes subsection (ii) of the definition because in the submitter's view it significantly changes the intent of the activities that are anticipated to occur within VA developments. When compared to the operative version of the definition, the notified version captures services or facilities that are directly associated with, and ancillary to the VA, and the facilities must have a primary role to service the overnight guests, but can be used by persons not staying overnight. The submitter seeks that the definition is amended so that the ODP version of (ii) applies to the Gibbston Character Zone and/or land within Gibbston Valley Station.

**11.34** In my view the notified version of part (ii) of the definition of VA is appropriate, as it only captures activities directly associated with the VA operation. VA in the Gibbston Character Zone is a discretionary activity pursuant to rule 23.4.16, and the variation does not alter this activity status. Winery and farm buildings are a controlled activity pursuant to rule 23.4.15 and retail sales that comply with standards are a controlled activity pursuant to rule 23.4.14. The relevant standards are detailed in Table 3 of Chapter 23 and include a 30m setback from road boundaries for retail sales buildings exceeding 25m<sup>2</sup> GFA (rule 23.5.10), and standards for home occupations (rule 23.5.11).

**11.35** Clearly commercial activities associated with the wine industry and associated tourism are anticipated, however in my view in consideration of VA activities, it is appropriate that the associated

activities sought in conjunction with the VA are directly related to the VA. I see no reason why the Gibbston Character Zone should be treated differently to the application of part (ii) of the definition in other zones. I therefore recommend that the relief sought by Gibbston Valley Station (2547) is rejected, as shown in **Appendix 2**.

**11.36** Coherent Hotel Limited (2524)<sup>287</sup> seek a minor amendment to part (i) of the definition of VA to delete the words “...*such accommodation as...*”. In my view this change is minor and would remove unnecessary text from the notified definition, and I therefore recommend it is accepted as shown in **Appendix 2**.

**11.37** Ngāi Tahu Holdings (2336)<sup>288</sup> supports the notified definition of visitor accommodation, however does not outline specific reasons.

#### **Amendments sought to objectives and policies that directly relate to VA and the VA Subzones**

**11.38** Coherent Hotel Limited (2524)<sup>289</sup> seek substantial changes to the notified zone purpose statements and the notified objectives and policies for the LDSRZ and the MDRZ that relate to VA and the VA Subzone. This relief is sought in conjunction with requests for additional land to be included within the notified VA Subzones in the Fernhill/Sunshine Bay area (Map 34)<sup>290</sup>. The changes sought to the LDSRZ and MDRZ purpose statements are identical and generally would highlight the importance of tourism for Queenstown’s economy and the need to manage adverse effects resulting from VA, as well as reverse sensitivity effects from residential activities.

**11.39** I agree that the purpose statements could be improved to elaborate on the role of the VA Subzones to provide for VA, and to provide greater clarity regarding accommodation activities provided for outside of the VA Subzones. However, in my view the higher order policy in the Strategic Directions and Urban Development Chapters sufficiently highlights the importance of tourism to the District’s economy. In my view the purpose statements must make it clear that the principal activity occurring in the LDSRZ and MDRZ is residential activity, and commercial activities (including visitor accommodation in

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287 Submission 2524, page 7.

288 Submission 2336, paragraph 7.1.

289 Submission 2524, pages 7-8 & 13-14.

290 These subzone requests are considered in Ms Devlin’s s42A Report at sections 36 and 37.

its various forms) are secondary. In my view there is also an opportunity for the purpose statements to explain how accommodation is categorised by the PDP (i.e. through the application of the definitions of VA, RVA and Homestay) and what the VA Sub-zones enable.

**11.40** In my view, any such changes to the purpose statements should be made to all chapters subject to this plan change that include VASZs, these chapters are the LDSRZ, MDRZ, LLRZ and ARHMZ.

**11.41** I therefore recommend that the changes sought to the purposes statements are accepted in part, with the incorporation of the changes shown in **Appendix 2**.

**11.42** Regarding the amendments to objectives and policies sought by Coherent Hotel Limited (2524)<sup>291</sup>, I note that the submitter seeks identical changes for the LDSRZ and the MDRZ. The submitter seeks the inclusion of the following new objectives and policies (numbering taken from the requested changes to the LDSRZ provisions):

*7.2.8 - Objective – Encourage the establishment of visitor accommodation within the Visitor Accommodation Sub-zone to enable a prosperous, resilient and equitable economy.*

**11.43** Comment: The requested objective parrots strategic objective<sup>292</sup> 3.2.1 and in my view overstates the role of the VA Sub-zone should play in the LDSRZ and MDRZ. The VA Sub-zone serves to target areas for VA activities, thereby providing a framework that limits the encroachment of VA into areas outside the sub-zone. The VA Sub-zone is therefore a tool to manage and enable the location of VA in discrete locations, rather than seeking specifically to meet the broader strategic goal of a prosperous economy.

*7.2.8.1 - Policy – Ensure existing visitor accommodation within the Visitor Accommodation [Sub-zone] is not affected by potentially sensitive activities from the surrounding residential environment.*

**11.44** Comment: The requested policy in my view is too vague to be able to be effectively implemented. In order to support this policy, I would need an understanding of the effects that the submitter is seeking to

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291 Submission 2524, pages 8 – 18.

292 From Decisions Version PDP Chapter3 – Strategic Directions.

limit, and whether these effects aren't already addressed by virtue of the location of the VA Sub-zone within residential areas.

*7.2.8.2 - Policy – Allow the establishment of visitor accommodation within the Low Density Residential Zone where the existing residential character is maintained.*

**11.45** Comment: In my view notified objective 7.2.8 and policy 7.2.8.1 (and identical Objective 8.2.14 and policy 8.2.14.1 of the MDRZ provisions) appropriately address the issue of maintaining residential character. In my view, the requested policy would result in a discord with the non-complying activity status for VA located outside the VA Sub-zone (and I note that the submitter has not requested a change to this activity status, as notified).

*7.2.9 - Objective – The location, scale and built form of residential visitor accommodation and homestays is managed to maintain the residential character of the zone.*

*7.2.9.1 - Policy – Allow the establishment of residential visitor accommodation and homestays within the Low Density Residential Zone where the existing residential character is maintained.*

*7.2.10 - Objective– The intensity and operation of visitor accommodation is managed to maintain the anticipated residential amenity of the zone.*

*7.2.10.1 - Policy – Visitor accommodation is to be of a scale and operation that does not inappropriately detract from the amenity and enjoyment of the surrounding residential environment.*

**11.46** Comment: The changes sought by the submitter highlight that there is merit to further separating out VA from RVA and Homestay activities, as the latter activities occur within residential units by definition, and therefore do not warrant the design considerations that would, and in my view should apply to VA<sup>293</sup>. I note that the submitter seeks amendments to the design matters for VA within the VA Sub-zone (in conjunction with the above changes) and I address this part of their submission in paragraphs 11.48 and 11.59 below).

**11.47** The changes sought by the submitter highlight that the notified policies addressing VA should be more clearly linked to the effects of VA and its associated development to ensure that the residential

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<sup>293</sup> These considerations are implemented through the restricted discretionary activity status for VA within a VA Sub-zone and the matter of discretion for “the external appearance of buildings, including design, materials and external lighting, and design measures [...]” (rules 7.4.17 & 8.4.30).

character of these zones is maintained. The recommended revised chapters in **Appendix 2** outline my recommended changes.

### **Activity status of visitor accommodation**

**11.48** Coherent Hotel Limited (2524)<sup>294</sup> seeks that, in respect of the LDSRZ and MDRZ, the notified restricted discretionary activity status of VA within a VA Sub-zone is retained, with amendments sought to the notified matters of discretion. The amendments sought would result in the notified matters of discretion being simplified to the following:

- *The location, form, appearance and scale of buildings;*
- *Traffic;*
- *Design of parking and access;*
- *Landscaping;*
- *Noise;*
- *Lighting;*
- *Intensity; and*
- *Operational requirements.*

**11.49** Manor Holdings Limited (2616) and SJE Shotover Limited (**SJE**) (2617) support rule 7.4.17 (LDRSZ restricted discretionary activity rule for VA in the VA Sub-zone) as notified in conjunction with the corresponding limits on notification in rule 7.6.2.2, as notified<sup>295</sup>. I note that SJE seek this relief in conjunction with a new VA Sub-zone (this component of the submission is considered in Ms Devlin's s42A Report, at section 17).

**11.50** Passion Cove Limited (2456)<sup>296</sup> seek the retention of controlled activity status for VA in the HDRZ. I note, however that, as per notified rules 9.4.9 and 9.6.2.2, the proposed activity status for VA is restricted discretionary with limits on notification.

**11.51** QRC Lodge Limited (2337), Pro-Invest Property 1 Limited Partnership (2615) and Skyline Enterprises Limited (**SEL**) (2493) support rules 9.4.9 and 9.6.2.2 as notified<sup>297</sup>.

**11.52** Wanaka Kiwi Holiday Parks and Hotels Limited (2613)<sup>298</sup> support notified rules 11.4.6 and 11.6.1.1, which provide for VA within the VA

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294 Submission 2524, pages 11-12 & 17-18.

295 Submission 2616, paragraphs 5.1 & 5.2; submission 2614, paragraphs 6.1 & 6.2.

296 Submission 2456, page 1.

297 Submission 2337, paragraphs 5.1 & 5.2; submission 2943, paragraphs 5.1 to 5.4; submission 2615, paragraphs 5.1 & 5.2.

298 Submission 2613, paragraphs 6.3 & 6.4.

Sub-zone of the Large Lot Residential Zone as a restricted discretionary activity with limits on notification.

- 11.53** Speargrass Commercial Limited (2476) seeks that visitor accommodation within the VA sub-zone is provided for as a controlled activity<sup>299</sup>, with the reason provided being that the benefits of planning for visitor accommodation in specific locations throughout the District are significant. Safari Group of Companies (**Safari**) (2339) also seek that HDR notified rule 9.4.9, which provides for VA as a restricted discretionary activity, is amended to provide for VA as a controlled activity<sup>300</sup>. Jade Lake Queenstown Limited (**Jade Lake**) (2560) also seek that VA activities within the VA Sub-zone are a controlled activity. In the alternative, the submitter seeks that VA activities occurring on their site at Greenstone place, Fernhill are a controlled activity (Lot 1 DP 21182 and Lot 2 DP 20613, which have a combined area of 2.2ha and are currently undeveloped). Jade Lake<sup>301</sup> state that they seek to comprehensively develop the site in the near future and wish to secure their development rights via the relief sought. In their view the actual and potential adverse environmental effects of VA can be controlled or managed on a case-by case basis via the resource consent application process (controlled activity consent(s)).
- 11.54** Fiskens & Associates Limited (**F&AL**) (2372), Church Street trustee Ltd (2375) (in respect of the Arrowtown Residential Historic Management Zone), The Escarpment Limited (2230), T Rovin (2228) and Broadview Villas Limited (**BVL**) (2222) also seek that VA within the subzones are provided for as a controlled activity, with matters of control outlined in their submission (whereby the matters of control are an amended version of the notified matters of discretion)<sup>302</sup>.
- 11.55** In conjunction with this relief, F&AL (2372) also seek that VA located outside the VA subzone is amended from non-complying (as notified) to restricted discretionary activity status, with the aforementioned matters of control listed as matters of discretion. The reasons provided by F&AL state that they support the notified VA provisions insofar as they protect residential coherence, character and amenity,

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299 Submission 2476, page 2.

300 Submission 2239, page 2.

301 Submission 2560, pages 1 - 2.

302 Submission 2372, page 12, and elsewhere in the recommended provisions attached to their submission; submission 2222 at page 8; submission 2228 at page 8; submission 2230 at page 8.

however in F&AL's view the notified provisions fail to address the resource management issues of residential housing supply in a holistic manner or to recognise the critical importance of visitor accommodation to the Districts economy. As a consequence, the submitter seeks more enabling provisions.

- 11.56** In a similar vein, Safari (2339) also seek that rules 7.4.18 and 8.4.31 are deleted and replaced with a rule that provides for VA in the LDSRZ and MDRZ as a restricted discretionary activity<sup>303</sup>. The reason provided by the submitter is that there are appropriate locations within the LDSRZ that can accommodate VA.
- 11.57** As discussed in my response to the BAB/BC submissions in Group 1 above, in my view the notified provisions seek to ensure that within the residential zones, residential activity remains the primary activity. Acknowledging that I recommend changes to provide greater flexibility for RVA than the notified provisions (as shown in the recommended amendments in **Appendix 1**), in my view the amendments sought by F&AL and Safari would result in a framework that is too enabling for VA.
- 11.58** Applications for VA, which may comprise a large scale hotel complex are not at the minor level of complexity suited to controlled activity status which following the 2017 RMA amendments provides an application process where consent for the activity must be granted and must be approved within 10 working days. For example, controlled activity status would mean that impacts on residential amenity could only be addressed through conditions of consent. Building design and appearance are difficult to influence via conditions. In my view the notified restricted discretionary activity status for VA within the VA Sub-zones, in conjunction with limits on notification, present are a more effective and efficient method of managing the relevant issues while still providing a level of support for a carefully and sensitively designed development to proceed. I therefore recommend that the relief sought is rejected.
- 11.59** Turning to the changes sought by Coherent Hotel Limited (2524) to the matters of discretion, I agree that the notified matters can be abbreviated and I recommend the amendments shown in **Appendix**

2. I do not support all changes sought by Coherent, and am of the view that specific consideration of *hours of operation* should remain, as well as *design measures to limit the impact on adjoining residential properties*. In my view specific consideration of these matters is appropriate in order to ensure that effects on residential character and peoples reasonable expectations of amenity values being maintained are appropriately managed through the resource consent process.

**11.60** Turning to F&AL's requested relief seeking that VA located outside the VA Sub-zone is a restricted discretionary activity, rather than a non-complying activity as notified, in my view this would result in the opportunity for significant adverse effects on residential cohesion and amenity, and would undermine the effectiveness of the residential zones' ability to meet their primary purpose which is for housing. I therefore recommend that the specific relief requested by F&AL is rejected.

**11.61** In response to the submitter's comments regarding the critical importance of visitor accommodation to the District's economy, in my view this needs to be carefully balanced against the need to provide residential development capacity. I note that VA is anticipated in the various town centre zones, as well as the Business Mixed Use Zone and the Local Shopping Centre Zone, and in my view it is appropriate to provide the most enabling framework for VA in these zones, rather than the residential zones.

#### **Activity status of VA outside the VA subzone**

**11.62** Fiskens & Associates (2372), in conjunction with various changes they seek that would generally result in a more permissive approach to the provision for VA and RVA compared to the notified approach, seek specifically that VA located outside the VA sub-zones is a restricted discretionary activity, rather than a non-complying activity as notified<sup>304</sup>.

**11.63** In my view the VA sub-zone is an important tool for providing a degree of certainty as to the appropriate location of VA in urban areas outside of the commercial zones. Providing for VA outside the VA

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304 Submission 2371, in various parts of the submission, including at pages 12 – 13.



sub-zone as a restricted discretionary activity undermines the rationale for the sub-zone and in my view would impact on the ability of residential zones to provide for residential activities. On this basis, I recommend that this element of relief sought by Fiskin & Associates is rejected, as shown in **Appendix 2**.

### **Parking**

**11.64** Speargrass Commercial Limited (2476) seek that the parking requirements for the VA Sub-zones are the same as for visitor accommodation in the High Density Residential Zone<sup>305</sup>. No specific reason for the relief is provided, other than that the benefits of planning for visitor accommodation in specific locations throughout the District are significant. I consider that the effects of parking generated by VA in residential zones could be a significant issue and I note that the notified rules have been designed to manage these effects appropriately, and where relevant, on a case-by-case basis. On the basis that no clear reasons are provided to support this relief, I recommend that the relief sought is rejected, as shown in **Appendix 2**.

### **General**

**11.65** Streat Developments Limited (2311) seek amendments to the objectives, policies and rules for the Rural Residential and Rural Lifestyle Zones which would anticipate and introduce provisions for VA Sub-zones within these zones. The requested framework would enable VA within a sub-zone as a controlled activity and VA outside a sub-zone as a restricted discretionary activity. I note that this relief is sought in conjunction with a request that a VA subzone is included on land zoned Rural Residential located south of Cemetery Road, Hawea (Lot 1DP 304937)<sup>306</sup>. The implications of introducing a framework for VA Sub-zones to the Rural Residential and Rural Lifestyle Zone could have a far-reaching effect, in addition to providing greater flexibility for VA on the submitter's land. In my view the submission (2311) has not sufficiently considered the implications of providing for VA as a restricted discretionary activity in these zones. Nor has it considered this approach in the context of the

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305 Submission 2476, page 2.

306 Section 42A report of Rosalind Devlin on behalf of the Council, Visitor Accommodation Sub-zones - Mapping, at section 39 (Group 10).

decisions version of Chapter 22 (Rural Residential and Rural Lifestyle Zone), which provides for visitor accommodation as a discretionary activity<sup>307</sup>. On this basis I recommend that this request is rejected.

## **12. GROUP 5 – OTHER VARIOUS RELIEF SOUGHT**

### **Stage 1 submissions**

- 12.1** Thirteen submissions (and associated further submissions) were made in Stage 1 of the District Plan review that relate to visitor accommodation. The submissions relate only to the definitions of Visitor Accommodation and Residential Activity notified in Stage 1.
- 12.2** While these submissions remain as live submissions and recommendations on them are to be made through this hearings process, I consider that they have been materially overtaken by the VA provisions. In my view the amendments to definitions recommended in response to the Stage 2 submissions are more appropriate than the definitions notified in Stage 1 of the review.
- 12.3** On this basis, I recommend that these Stage 1 submissions should be rejected, as shown in **Appendix 2A**. I note that I have not provided any specific analysis on these submissions, however if any submitter provides evidence in support of their Stage 1 submission, then the Council will be able to address any matters raised in its rebuttal evidence.

### **Amendments to Strategic Directions**

- 12.4** Streat Developments Limited (2311)<sup>308</sup>, Fiskén & Associates (2372)<sup>309</sup> and Church Street trustee Ltd (2375)<sup>310</sup> seek that a strategic objective and enabling policies recognising the contribution visitor accommodation makes to the economic well-being of the District is added to Chapter 3 – Strategic Directions. The submitter seeks that the visitor accommodation objectives and policies duplicated within each residential chapter should be redrafted and included within Chapter 3 to enable visitor accommodation to be addressed at a District-wide level.

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307 Rule 22.4.10, decisions version Chapter 22.

308 Submission 2311, page 4.

309 Submission 2372, page 4.

310 Submission 2375, page 4.

- 12.5** I am not convinced that the relief sought is either necessary or appropriate and, given the enabling approach to VA, RVA and Homestays sought by the submitters, introducing these strategic provisions would be at odds with my recommendations, which introduce some flexibility to the provisions for RVA, but generally still seek to limit it, when compared to the ODP approach.
- 12.6** The decisions version of the PDP strategic objectives and provisions are outlined at paragraph 5.46 to 5.49 above, and I consider these are appropriate and that the provisions that I recommend will assist with giving effect to them. Accordingly, I recommend that these submissions be rejected.
- 12.7** F&AL (2372) and Church Street Trustee Limited (2375) correctly highlight that despite notified map 27 showing VA Subzones within the Arrowtown Residential Historic Management Zone (**ARHMZ**), the notified amendments to the Chapter 10 ARHMZ provisions do not include reference to activities within the VA Subzones<sup>311</sup>. I understand that these provisions were omitted in error, and I recommend their inclusion as shown in **Appendix 1**. The notified provisions correctly refer to VA activities located in the Arrowtown Town Centre Transition Overlay (**ATCTO**), and the VA Sub-zone provisions mirror those notified for the ATCTO. I note that we do not yet have a decisions version of Map 27 as (at the time of writing) submissions relating to requests for rezoning in the Arrowtown area were yet to be heard, and are set down to be heard in Hearing Stream 14 commencing on 9 July 2018. The recommended provisions also implement the changes I accept regarding the relief sought by Coherent Hotel Ltd (2524), to achieve consistency between chapters.
- 12.8** The submissions of F&AL (2372) and Church Street Trustee (2375) that relate to the inclusion of provisions relating to VA Sub-zones in Chapter 10 – ARHMZ are therefore recommended to be accepted, as shown in **Appendix 2**.

### **Definitions not otherwise addressed**

**12.9** Christine Byrch (2357)<sup>312</sup> seeks that word “permanent” should be removed from the definition of Residential Activity. The definition of Residential Activity is used widely throughout the PDP, and in the absence of having a clear understanding of the wider implications of amending the definition in the manner sought, I am reluctant to support the change. On this basis I recommend that the relief sought is rejected, as shown in **Appendix 2**.

**12.10** Ms Byrch also seeks that the definition of Commercial Activity is amended to remove reference to *registered holiday homes*. The recommended provisions will indeed result in the concept of *registered holiday homes* being discontinued. Accordingly I recommend that the relief sought by Ms Byrch is accepted, with the changes to the PDP definition of Commercial Activity shown in **Appendix 1**.

### **Registration**

**12.11** As discussed at paragraph 9.14 a number of pro forma submissions<sup>58</sup> requested that the RVA and Homestay activity controls be based on a system of registration whereby those activities which are registered are allowed to operate up to 90 days per year and those which are not have their operations limited to a single let of 28 days per year. As outlined in my response to other submissions, requiring RVA and Homestay activities to register sets up a process outside of the is an overly onerous requirement as a permitted standard and a more effective and efficient method to limit the effects of activities would be through PDP rules. Further, I note that the submitter’s have not described what threshold would be apply to a breach of the let limits once registered. It also appears that the submitter’s relief seeks to apply a much more restrictive standard to Homestay activities whereby a limit would be applied to the number of let days. The proposed provisions do not seek to apply any limit to the number of Homestay lets that could take place. Given the limited nature of effects associated with Homestay activities, it is considered that this would be an overly restrictive and unjustified control. I recommend that the submitter’s relief be rejected.

### **Other amendments sought that are considered to be out of scope**

- 12.12** This section provides a summary of matters (and methods) raised by submitters that I consider to be beyond the scope of matters to be considered in this plan change. I have included this section in order that the Panel are aware of the various submissions put forward. Responses to the individual points of submission are provided in **Appendix 2**, and the below submissions illustrate the range of views received rather than listing them exhaustively.
- 12.13** Terry Drayton (2027) seeks that a tourist tax<sup>313</sup> should be introduced as a more equitable system than the taking of rates (as rates apply irrespective of the level of occupation by visitors). Hospitality NZ (2556)<sup>314</sup> seek that Council address the allocation of commercial rates on Homestay and RVA providers. Anne Relling (2059)<sup>315</sup> also supports the introduction of a visitor levy to pay for extra or improved infrastructure. Brian Hall (2091)<sup>316</sup>, John Hogg (2130)<sup>317</sup> and Pete Marshall (2127)<sup>318</sup> also seek that a bed tax is imposed to help fund infrastructure. In my view this matter is outside the scope of matters to be addressed by the PDP as the striking of rates is a separate function of Council and is not subject to the Schedule 1 RMA process. I understand that the introduction of a tourist tax is currently being considered by Central Government. I therefore recommend that submission 2027 is rejected on the basis that it is out of scope.
- 12.14** The pro forma submissions<sup>92</sup> request that a 'reasonable and reflective' rating system should be applied to the operation of both RVA and Homestay activities. The submissions do not provide any detail in regard to what comprises 'reasonable and reflective'. These submissions are considered out of scope the reasons outlined in paragraph 12.13 above.
- 12.15** Allison & Paul Rosanowski (2037) also seek changes to the current way properties are rated for commercial use as providers of accommodation to fee paying guests and Kelly Bray (2061)<sup>319</sup> and Adrienne Bray (2062)<sup>320</sup> request that commercial rates apply to RVA

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313 Submission 2027, page 2.  
314 Submission 2556, page 7.  
315 Submission 2059, page 2.  
316 Submission 2091, page 5.  
317 Submission 2130, page 2.  
318 Submission 2127, page 2.  
319 Submission 2061, page 2.  
320 Submission 2062, page 2.

operators. Paul Angus (2065)<sup>321</sup>, on the other hand seeks that the increased rates for short term letting should be removed because these houses have a lower demand on Council services and should be subsidised. I also consider that these submissions are out of scope for the reasons outlined in paragraph 12.13 above.

**12.16** David Marsh (2145) opposes the notified rules for RVA and seeks that Council makes a commitment to enable short stay accommodation in low density housing areas in Wanaka and that Council invest in a managed apartment complex to be available for rent at reasonable rates to qualifying longer term residents<sup>322</sup>. I note that any such initiative by the Council would fall outside the ambit of the District Plan and is therefore not within scope of this plan change.

**12.17** Rosemary Jones (2044) opposes the VA provisions and seeks that they would be more effective at making land available for high density affordable housing<sup>323</sup>. I note that Stage 1 of the District Plan review included reviewing the District's key residential zones, and included implementing changes that assist with achieving greater housing density to assist with affordability. One of the key issues that the VA provisions seek to address is to assist with ensuring that residential units located in the zones that are key providers of homes are predominantly used as homes, rather than to provide accommodation for visitors. I recommend that the submission is rejected on this basis.

**12.18** Noel Williams (2063) seeks that the current policy of imposing development contributions and rate increases on residential flats should be modified to creatively encourage the properties to become local rentals. Mr Williams also seeks that there should be cassation of the promotion of tourism by the Council because the District cannot manage the current volume of tourists<sup>324</sup>. These matters are beyond the scope of matters to be addressed by the PDP.

**12.19** Steve Maunsell (2052)<sup>325</sup>, Debra Murray (2486)<sup>326</sup> and Bruce Brogden (2354)<sup>327</sup> submit that the status quo (ODP) rules should

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321 Submission 2065, page 2.

322 Submission 2145, page 2.

323 Submission 2044, paragraph 3.

324 Submission 2063, page 2.

325 Submission 2052, page 2.

326 Submission 2486, page 2. I note that parts of this submission relate to the variation generally and are considered to be within scope.

327 Submission 2354, page 2.

continue to apply Lake Hawea. I note that the Hawea Township Zone is not affected by the VA provisions and will be reviewed in Stage 3 of the District Plan review (at which time there will be an opportunity to make submissions). These submissions partly relate to land that is not within the scope of this plan change.

- 12.20** Debra Murray (2486) also submits that the Council should be offering incentives to people to build specifically for housing and the workforce<sup>328</sup>. The provision of such an incentive is considered to be beyond the scope of this plan change.
- 12.21** Patrick Dodson (2053) provides the perspective of a holiday home owner, and states that restricting the number of permitted nights that his property can host fee-paying guests will not result in an increase of the availability of residential units. Mr Dodson also suggests other measures to address the identified issues, including limiting the number of investment properties that an individual can use for RVA, changes to how rates are struck, and the introduction of a visitor tax. In my view these matters are beyond the scope of matters to be addressed by the PDP and I therefore recommend that the relief sought is rejected, as shown in **Appendix 2**.
- 12.22** Noelene Almond (2162)<sup>329</sup> seeks that the Council should assist the development of worker accommodation and continue to enforce freedom camping rules. Julian and Carrie Adams (2099)<sup>330</sup> also request that the Council should instigate cheap worker accommodation located in outlying areas. Sarah Roy (2212)<sup>331</sup> seeks that camping is prohibited on Council reserves.
- 12.23** Terri Anderson (2056) seeks that Council consider quadrupling rates for empty homes. The relief sought is beyond the scope of matters to be addressed by the PDP.
- 12.24** Ian Wilson (2173) recommends that alternatives to the VA provisions are considered, including using industrial land for worker accommodation that has regulated rent, and introducing a rent-to-buy scheme for long term renters<sup>332</sup>.

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328 Submission 2486, page 2.

329 Submission 2162, page 2.

330 Submission 2099, page 2.

331 Submission 2212, page 2.

332 Submission 2173, page 5.

- 12.25** Graham and Gwenda Molloy (2110) and Lindsay & Di Williams (2137)<sup>333</sup> seek greater regulation of freedom campers. Freedom campers on public land are regulated by way of Council Bylaws, rather than the PDP, accordingly this submission is considered to be out of scope.
- 12.26** John Strachan (2283) submits a range of alternative methods to the VA provisions should be used, including:
- a) *Council should set up a committee to encourage self-regulation if RVA activities;*
  - b) *More infrastructure for freedom campers;*
  - c) *Council should encourage quality accommodation for visitors;*
- 12.27** There should be partnership between local businesses to develop low cost seasonal worker accommodation in Queenstown and Wanaka, with limits in rents.
- 12.28** Ben Acland (2220)<sup>334</sup> seeks the following (in conjunction with specific afore-mentioned changes to the VA provisions provisions):
- a) Zone additional land for high density housing;
  - b) Increase developer land contribution for affordable housing to 30%;
  - c) Refine rules for the Housing Trust and increase funding of the Trust;
  - d) Fast forward public transport projects; and
  - e) Increase cycle-ways to reduce the cost of transport.
- 12.29** The above matters are in my view beyond the scope of matters to be addressed by the VA provisions.
- 12.30** Paul Parker (2421)<sup>335</sup> seeks that the Wanaka Town Centre Zone and nearby HDRZ are extended and an underground carpark is provided beneath Pembroke Park. I note that the Wanaka Town Centre Zone and HDRZ were considered in Stage 1 of the District Plan Review, and are not within scope of this plan change. The underground public carpark is also in my view beyond scope.
- 12.31** Kerry Harford (2199)<sup>336</sup> supports the VA provisions, and makes submissions regarding the Remarkables Park Zone. I note that this zone is not part of the PDP and is not subject of this plan change.

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333 Submission 2137, page 2.

334 Submission 2220, page 8.

335 Submission 2421, page 2.

336 Submission 2199, page 2.



**12.32** Mike Baker (2333)<sup>337</sup> also submits that the Council should consider a range of alternatives to address the issues arising from visitor accommodation, including:

- (a) Rates policy;
- (b) Enforcement;
- (c) Hostel type accommodation for itinerant workers;
- (d) Visitor levies;
- (e) Temporary camping facilities in summer; and
- (f) A central visitor accommodation bureau to assist visitors to find the type of accommodation to suit their needs.

**12.33** In relation to the above matters, points a-f are indeed being considered by the Council through a range of different (non- district plan) workstreams. In my view the relief sought is a course of action that cannot be reflected in the district plan.

**12.34** Steve Hamilton (2148)<sup>338</sup> requests that the Council audit and undertake research on how many homes will be removed from the pool of rental properties if the change goes ahead. As part of the s32 evaluation, the Council commissioned Infometrics to prepare a report to better understand the scale and nature of short-term visitor accommodation activities on residential accommodation capacity. Infometrics has produced additional evidence to assist in responding to submissions and this has been referenced extensively in this report. The Infometrics reports have shown that short-term visitor accommodation activities are having an adverse impact on the cost and availability of residential accommodation. A key purpose of the VA provisions is to reduce the number of whole homes being used for short-term visitor accommodation purposes thereby contributing to improving accommodation capacity. In any event, in my view the relief sought by Mr Hamilton is out of scope.

## **13. CONCLUSION**

**13.1** On the basis of the analysis set out within this evidence, I recommend that the changes within the Recommended Revised provisions in **Appendix 1** be accepted.

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337 Submission 2333, page 3.

338 Submission 2148, page 2

**13.2** The changes will contribute towards achieving the objectives of the PDP and Strategic Direction goals in an effective and efficient manner and give effect to the purpose and principles of the RMA and the functions of the Council and a District Plan in relation to visitor accommodation activities.

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

**Amy Bowbyes  
Senior Planner  
23 July 2018**

## **APPENDIX 1**

### **Recommended Revised Provisions**

## Appendix 1

### Variation to Stage 1 PDP Chapter 2 - Definitions:

**Key:**

S42A Report dated 23 July 2018: Recommended changes to the notified provisions are shown in red underlined text for additions and ~~red strike-through text~~ for deletions.

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

<p><b><u>Residential Visitor Accommodation</u></b></p>	<p>Means the use of a residential unit including a residential flat by paying guests where the length of stay by any guest is less than 90 <u>days nights</u>.</p> <p><u>Excludes:</u> Visitor Accommodation and Homestays.</p> <p><u>Note:</u></p> <p><u>Additional requirements of the Building Act 2004 may apply.</u></p>
<p><b>Homestay</b></p>	<p>Means <del>a residential activity where an occupied the use of a residential unit or including a residential flat is also used</del> by paying guests at the same time that the residential unit or residential flat is occupied by residents for use as a Residential Activity. <u>Includes bed &amp; breakfasts and farm-stays.</u></p> <p><u>Excludes Residential Visitor Accommodation and Visitor Accommodation.</u></p> <p><u>Notes:</u></p> <ol style="list-style-type: none"> <li>1. <u>Homestays can be registered with the Council through a registration process that is separate to the district plan.</u></li> <li>2. <u>Extra rates levies may apply.</u></li> <li>3. <u>Additional requirements of the Building Act 2004 may apply.</u></li> </ol>

**Commented [AB1]:** Minor amendment to increase consistency with the rule framework, which refers to *nights* rather than *days* (cl 16(2)).

**Commented [AB2]:** 2556 Hospitality NZ

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<p><b>Registered Holiday Home</b></p>	<p>Means a stand-alone or duplex residential unit which has been registered with the Council as a Registered Holiday Home. For the purpose of this definition:</p> <ul style="list-style-type: none"> <li>☐ A stand-alone residential unit shall mean a residential unit contained wholly within a site and not connected to any other building;</li> <li>☐ A duplex residential unit shall mean a residential unit which is attached to another residential unit by way of a common or party wall, provided the total number of residential units attached in the group of buildings does not exceed two residential units;</li> <li>☐ Where the residential unit contains a residential flat, the registration as a Registered Holiday Home shall apply to either the letting of the residential unit or the residential flat but not to both.</li> <li>☐ Excludes the non-commercial use of a residential unit by other people (for example making a home available to family and/or friends at no charge).</li> </ul>
<p><b>Registered Homestay</b></p>	<p>Means a Homestay used by up to 5 paying guests which has been registered with the Council as a Registered Homestay.</p> <p>Advice Note:</p> <p>(i) A formal application must be made to the Council for a property to become a Registered Homestay.</p>

<p><b>Visitor Accommodation</b></p>	<p>Means the use of land or buildings (<del>excluding the use of a residential unit or residential flat</del>) for short term, fee paying, living accommodation to provide accommodation for paying guests where the length of stay for any visitor/guest is less than 3 months <u>90 days nights</u>; and</p> <p>a. Includes <del>such accommodation as</del> camping grounds, motor parks, hotels, motels, <del>boarding houses, guest houses, backpackers' accommodation, bunkhouses, tourist houses, lodges, timeshares, and managed apartments</del> homestays, and the commercial letting of a residential unit; and</p> <p>b. <del>May</del> Includes <del>some centralised</del> services or facilities <u>that are directly associated with, and ancillary to, the visitor accommodation</u>, such as food preparation, dining and sanitary facilities, conference, bar, and recreational facilities and others of a similar nature if such facilities are associated with the visitor accommodation activity. <u>The primary role of these facilities is to service the overnight guests of the accommodation however they can be used by persons not staying overnight on the site.</u></p> <p>iii. <u>Includes onsite staff accommodation.</u></p> <p>iv. <u>Excludes Residential Visitor Accommodation and Homestays.</u></p> <p>For the purpose of this definition:</p> <p>a. <del>The commercial letting of a residential unit in (i) excludes:</del></p> <ul style="list-style-type: none"> <li><del>• A single annual let for one or two nights.</del></li> <li><del>• Homestay accommodation for up to 5 guests in a Registered Homestay.</del></li> <li><del>• Accommodation for one household of visitors (meaning a group which functions as one household) for a minimum stay of 3 consecutive nights up to a maximum (ie: single let or cumulative multiple lets) of 90 nights per calendar year as a Registered Holiday Home.</del></li> </ul> <p><del>(Refer to respective definitions).</del></p> <p>b. <del>“Commercial letting” means fee paying letting and includes the advertising for that purpose of any land or buildings.</del></p> <p>c. <del>Where the provisions above are otherwise altered by Zone Rules, the Zone Rules shall apply.</del></p>
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**Commented [AB5]:** Minor amendment to increase consistency with the rule framework, which refers to *nights* rather than *days* (cl 16(2)).

**Commented [AB6]:** 2524 Coherent Hotel Ltd

<b>Residential Activity</b>	Means the use of land and buildings by people for the purpose of permanent residential accommodation, including all associated accessory buildings, recreational activities and the keeping of domestic livestock. For the purposes of this definition, residential activity shall include Community Housing, emergency, refuge accommodation and the non-commercial use of holiday homes. Excludes visitor accommodation, <u>residential visitor accommodation</u> and <u>homestays</u> .
<b>Commercial Activity</b>	Means the use of land and buildings for the display, offering, provision, sale or hire of goods, equipment and services, and includes shops, postal services, markets, showrooms, restaurants, takeaway food bars, professional, commercial and administrative offices, service stations, motor vehicle sales, the sale of liquor and associated parking areas. Excludes recreational, community and service activities, home occupations, visitor accommodation, <del>registered holiday homes</del> <u>residential visitor accommodation</u> and <del>registered homestays</del> <u>homestays</u> .

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# LOWER DENSITY SUBURBAN RESIDENTIAL 7

## New Stage 2 PDP provisions, added to Stage 1 Chapter 7 Lower Density Suburban Residential chapter

### 7 Lower Density Suburban Residential

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#### 7.1 Zone Purpose

[Note: The following is new text at end of 7.1 Zone Purpose:]

Visitor accommodation is anticipated in the Lower Density Suburban Residential Visitor Accommodation Sub-Zones shown on planning maps. The sub-zones are located in residential areas, and applications for visitor accommodation activities and associated development must address matters that impact on residential amenity, including character, traffic and noise effects.

Visitor accommodation located outside of the Visitor Accommodation Sub-Zones is restricted, except within density residential visitor accommodation sub-zones. The commercial letting of residential properties as visitor accommodation on a year-round or permanent basis, is restricted, particularly where it would result in a loss of housing supply. Low intensity residential visitor accommodation is enabled, where the environment is retained as predominantly residential and the amenity of nearby residents is maintained.

Visitor Accommodation is separately defined in the District Plan from accommodation activities occurring in residential units, which are defined as Residential Visitor Accommodation and Homestay activities.

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#### 7.2 Objectives and Policies

**7.2.8 Objective - The location, scale and intensity of visitor accommodation, residential visitor accommodation and homestays is managed to maintain the residential character of the zone.**

##### Policies

7.2.8.1 Provide for accommodation options for visitors visitor accommodation in the Lower Density Suburban Residential Visitor Accommodation Sub-Zones that is appropriate for the low density residential environment, ensuring that adverse effects on residential amenity are avoided, remedied or mitigated.

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7.2.8.2 Restrict the establishment of visitor accommodation in locations outside the Lower Density Suburban Residential Visitor Accommodation Sub-Zones to ensure that the zone maintains a residential character and the supply of residential housing is achieved.

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**7.2.9 Objective - Manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities, and the residential character of the zone is maintained.**

##### Policies

7.2.9.1 Ensure that residential visitor accommodation and homestays are of a scale and character that is compatible with the surrounding residential context, and maintains residential activities as the predominant use of the site.

7.2.9.2 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing, while maintaining residential activities as the predominant use of the site.



## LOWER DENSITY SUBURBAN RESIDENTIAL 7

7.2.9.3 Restrict the establishment of residential visitor accommodation and homestays that would result in a loss of housing supply and residential character of the zone.

# LOWER DENSITY SUBURBAN RESIDENTIAL 7

## 7.4 Rules - Activities

	Activities located in the Lower Density Suburban Residential Zone	Activity status
<b>7.4.16</b>	<b><u>Residential Visitor Accommodation and Homestays</u></b>	<u>P</u>
<b>7.4.17</b>	<p><b><u>Visitor Accommodation in the Low Density Visitor Accommodation Sub-Zone</u></b></p> <p>*Discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> <li>• <u>The location, nature and scale of activities;</u></li> <li>• <u>The location, provision, and screening of parking and access;</u></li> <li>• <u>Landscaping;</u></li> <li>• <u>Noise generation and methods of mitigation (through design and management controls);</u></li> <li>• <u>Hours of operation, including in respect of ancillary activities;</u></li> <li>• <u>The external appearance of buildings, including design, materials and external lighting, and design measures to limit the impact on adjoining residential activities;</u></li> </ul>	<u>RD*</u>
<b>7.4.18</b>	<b><u>Visitor Accommodation</u></b> not otherwise identified	<u>NC</u>

Commented [AB13]: Minor amendment to update to the zone name for the Stage 1 decisions version cl 16(2).

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# LOWER DENSITY SUBURBAN RESIDENTIAL 7

## 7.5 Rules - Standards

	Standards for activities in the Low Density Residential Zone	Non-compliance status
<b>7.5.17</b>	<b>Residential Visitor Accommodation</b>	NC
7.5.17.1	<del>Must be limited to the commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 42 nights occupation by paying guests per 12 month period.</del>	
7.5.17.2	<del>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</del> <del>The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</del> <del>a. Heavy vehicles, coaches or buses: none.</del> <del>b. Other vehicles: 8 vehicle trips per day.</del>	
<b>7.5.18</b>	<b>Homestay</b>	NC
7.5.18.1	<del>May occur within either an occupied residential unit or an occupied residential flat on a site, and shall must not occur within both on a site.</del>	
7.5.18.2	<del>Shall Must not exceed 5 3 paying guests per night.</del>	
7.5.18.3	<del>Shall Must comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</del>	
7.5.18.4	<del>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</del> <del>The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</del> <del>a. Heavy vehicles, coaches or buses: none.</del> <del>b. Other vehicles: 8 vehicle trips per day.</del>	

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**Commented [AB16]:** 2048 Ella Hardman  
2233 Kaye Parker

**Commented [AB17]:** 2285 TradeMe and others

**Commented [AB18]:** Minor grammatical amendment to increase consistency with the drafting of rules in the decisions version of the chapter – cl16

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**Commented [AB21]:** Minor grammatical amendment to increase consistency with the drafting of rules in the decisions version of the chapter – cl16

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## 7.6 Rules - Non-Notification of Applications

7.6.2.2 Visitor Accommodation in the Low Density Visitor Accommodation Sub-Zones.

# MEDIUM DENSITY RESIDENTIAL 8

## New Stage 2 PDP provisions, added to Stage 1 Chapter 8 Medium Density Residential chapter

### 8 Medium Density Residential

#### 8.1 Zone Purpose

[Note: The following is new text at end of 8.1 Zone Purpose:]

Visitor accommodation is restricted, except within ~~mMedium dDensity rResidential vVisitor aAccommodation sSub-zZones~~ and the Wanaka Town Centre Transition Overlay. The commercial letting of residential properties as visitor accommodation on a year-round or permanent basis, is restricted, particularly where it would result in a loss of housing supply. Low intensity residential visitor accommodation is enabled, where the environment is retained as predominantly residential and the amenity of nearby residents is maintained.

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~~Visitor accommodation is anticipated in the Medium Density Residential Visitor Accommodation Sub-Zones shown on planning maps. The sub-zones are located in residential areas, and applications for visitor accommodation activities and associated development must address matters that impact on residential amenity, including character, traffic and noise effects.~~

~~Visitor accommodation is separately defined in the District Plan from accommodation activities occurring in residential units, which are defined as Residential Visitor Accommodation and Homestay activities.~~

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#### 8.2 Objectives and Policies

**8.2.14 Objective - The location, scale and intensity of visitor accommodation, residential visitor accommodation and homestays is managed to maintain the residential character of the zone.**

##### Policies

8.2.14.1 Provide for ~~accommodation options for visitors~~ visitor accommodation in the Medium Density Visitor Accommodation Sub-Zones and the Wanaka Town Centre Transition Overlay Sub-Zones that is appropriate for the medium density residential environment, ~~ensuring that adverse effects on residential amenity are avoided, remedied or mitigated.~~

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8.2.14.2 Restrict the establishment of visitor accommodation in locations outside the Medium Density Visitor Accommodation Sub-Zones and the Wanaka Town Centre Transition Overlay to ensure that the zone maintains a residential character and the supply of residential housing is achieved.

**8.2.15 Objective - Manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities, and the residential character of the zone is maintained.**

##### Policies

8.2.15.1 Ensure that residential visitor accommodation and homestays are of a scale and character that is compatible with the surrounding residential context, and maintains residential activities as the predominant use of the site.

8.2.15.2 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing, while maintaining residential activities as the predominant use of the site.

## MEDIUM DENSITY RESIDENTIAL 8

8.2.15.3 Restrict the establishment of residential visitor accommodation and homestays that would result in a loss of housing supply and residential character of the zone.

## MEDIUM DENSITY RESIDENTIAL 8

### 8.4 Rules - Activities

	Activities located in the Medium Density Residential Zone	Activity status
<b>8.4.29</b>	<b><u>Residential Visitor Accommodation and Homestays</u></b>	<u>P</u>
<b>8.4.30</b>	<p><b><u>Visitor Accommodation in the Medium Density Visitor Accommodation Sub-Zone and Wanaka Town Centre Transition Overlay</u></b></p> <p>*Discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> <li>• <u>The location, nature and scale of activities;</u></li> <li>• <del>The location, provision, and screening of p</del>arking and access;</li> <li>• <u>Landscaping;</u></li> <li>• <del>Noise generation and methods of mitigation (through design and management controls);</del></li> <li>• <u>Hours of operation, including in respect of ancillary activities;</u></li> <li>• <del>The external appearance of buildings, including design, materials and external lighting, and design measures to limit the impact on adjoining residential activities.</del></li> </ul>	<u>RD*</u>
<b>8.4.31</b>	<b><u>Visitor Accommodation</u></b> not otherwise identified	<u>NC</u>

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# MEDIUM DENSITY RESIDENTIAL 8

## 8.5 Rules - Standards

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
<b>8.5.15</b>	<p><b>Residential Visitor Accommodation (excluding the Medium Density Residential Zone shown on Planning Map 21)</b></p> <p>8.5.15.1 <del>Must be limited to The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 42 nights occupation by paying guests per 12 month period.</del></p> <p>8.5.15.2 <del>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</del></p> <p><del>The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</del></p> <p><del>a. Heavy vehicles, coaches or buses: none.</del></p> <p><del>b. Other vehicles: 8 vehicle trips per day.</del></p>	NC
<b>8.5.X</b>	<p><b>Residential Visitor Accommodation in all areas of the Medium Density Residential Zone shown on Planning Map 21</b></p> <p><del>8.5.x.x Must be limited to one residential unit or residential flat per site not exceeding a cumulative total of 42 nights occupation by paying guests per 12 month period.</del></p> <p><del>8.5.x.x Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</del></p> <p><del>*Discretion is reserved to:</del></p> <ul style="list-style-type: none"> <li><del>The location, nature and scale of activities; and</del></li> <li><del>The location, provision, and screening of parking and access.</del></li> </ul>	RD*
<b>8.5.16</b>	<p><b>Homestay</b></p> <p>8.5.16.1 <del>May occur within either an occupied residential unit or an occupied residential flat on a site, and shall must not occur within both on a site.</del></p> <p>8.5.16.2 <del>Shall Must not exceed 5 3 paying guests per night.</del></p> <p>8.5.16.3 <del>Shall Must comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</del></p> <p>8.5.16.4 <del>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</del></p> <p><del>The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</del></p> <p><del>a. Heavy vehicles, coaches or buses: none.</del></p> <p><del>b. Other vehicles: 8 vehicle trips per day.</del></p>	NC

Commented [AB27]: 2216 Wanaka Selection Limited

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## **MEDIUM DENSITY RESIDENTIAL 8**

### **8.6 Rules - Non-Notification of Applications**

8.6.2.3 Visitor Accommodation within the Medium Density Visitor Accommodation Sub-Zone and Wanaka Town Centre Transition Overlay.



## HIGH DENSITY RESIDENTIAL 9

### New Stage 2 PDP provisions, added to Stage 1 Chapter 9 High Density Residential chapter

## 9 High Density Residential

### 9.1 Zone Purpose

[Note: The following is new text at end of 9.1 Zone Purpose:]

Visitor accommodation, residential visitor accommodation and homestays near the town centres that respond to projected growth in visitor numbers is anticipated and enabled, where effects on the amenity of nearby residents is maintained.

### 9.2 Objectives and Policies

9.2.7 Objective – Visitor accommodation, residential visitor accommodation and homestays are provided for in urban areas close to town centres to respond to strong projected growth in visitor numbers, whilst ensuring that adverse effects on residential amenity and traffic safety are avoided, remedied or mitigated.

#### Policies

9.2.7.1 Provide sufficient high density zoned land to enable a range of accommodation options for visitors to establish close to town centres.

9.2.7.2 Enable a range of accommodation options which positively contribute to residential amenity by ensuring that adverse effects on residential amenity are avoided, remedied or mitigated.

9.2.7.3 Ensure that visitor accommodation development utilises existing infrastructure and minimise impacts on infrastructure and roading networks.

9.2.7.4 Ensure that the design of buildings for visitor accommodation contributes positively to the visual quality of the environment through the use of connection to the street, interesting built forms, landscaping, and response to site context.

## HIGH DENSITY RESIDENTIAL 9

### 9.4 Rules - Activities

	Activities located in the High Density Residential Zone	Activity status
<b>9.4.8</b>	<b><u>Residential Visitor Accommodation and Homestays</u></b>	<u>P</u>
<b>9.4.9</b>	<p><u>Visitor Accommodation</u> including licensed premises within a visitor accommodation development</p> <p>*Discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> <li>• <u>The location, nature and scale of activities;</u></li> <li>• <del>The location, provision, and screening of parking and access;</del></li> <li>• <u>Landscaping;</u></li> <li>• <del>Noise generation and methods of mitigation (through design and management controls);</del></li> <li>• <u>Hours of operation, including in respect of ancillary activities;</u></li> <li>• <del>The external appearance of buildings, including design, materials and external lighting, and design measures to limit the impact on adjoining residential activities.</del></li> </ul>	<u>RD*</u>

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# HIGH DENSITY RESIDENTIAL 9

## 9.5 Rules - Standards

	Standards for activities located in the High Density Residential Zone	Non-compliance status
<b>9.5.12</b>	<b>Residential Visitor Accommodation</b>	RD*
9.5.12.1	<del>Shall be limited to The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 42 nights occupation by paying guests per 12 month period.</del>	
9.5.12.2	<del>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</del> <del>The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</del> <del>a. Heavy vehicles, coaches or buses: none.</del> <del>b. Other vehicles: 8 vehicle trips per day.</del>	
	*Discretion is reserved to: <ul style="list-style-type: none"> <li>The location, nature and scale of activities; and</li> <li>The location, provision, and screening of parking and access.</li> </ul>	
<b>9.5.13</b>	<b>Homesstay</b>	RD*
9.5.13.1	<del>May occur within either an occupied residential unit or an occupied residential flat on a site, and shall must not occur within both on a site.</del>	
9.5.13.2	<del>Shall Must not exceed 5 paying guests per night.</del>	
9.5.13.3	<del>Shall Must comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</del>	
9.5.13.4	<del>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</del> <del>The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</del> <del>a. Heavy vehicles, coaches or buses: none.</del> <del>b. Other vehicles: 8 vehicle trips per day.</del>	
	*Discretion is reserved to: <ol style="list-style-type: none"> <li>The location, nature and scale of activities; and</li> <li>The location, provision, and screening of parking and access.</li> </ol>	

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2233 Kaye Parker

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## 9.6 Rules - Non-Notification of Applications

### 9.6.2.2 Visitor accommodation.

# ARROWTOWN RHMZ 10

## New Stage 2 PDP provisions, added to Stage 1 Chapter 10 Arrowtown Residential Historic Management chapter

### 10 ARROWTOWN RESIDENTIAL HISTORIC MANAGEMENT ZONE

#### 10.1 Zone Purpose

[Note: The following is new text at end of 10.1 Zone Purpose:]

Visitor accommodation is restricted, except within the Arrowtown Town Centre Transition Overlay and the Arrowtown Residential Historic Management Visitor Accommodation Sub-Zone. The commercial letting of residential properties as visitor accommodation on a year-round or permanent basis, is restricted, particularly where it would result in a loss of housing supply. Low intensity residential visitor accommodation is enabled, where the environment is retained as predominantly residential and the amenity of nearby residents is maintained.

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Visitor accommodation is anticipated in the Arrowtown Residential Historic Management Visitor Accommodation Sub-Zones and the Arrowtown Town Centre Transition Overlay shown on planning maps. The sub-zones are located in residential areas, and applications for visitor accommodation activities and associated development must address matters that impact on residential amenity, including character, traffic and noise effects.

Visitor accommodation is separately defined in the District Plan from accommodation activities occurring in residential units, which are defined as Residential Visitor Accommodation and Homestay activities.

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#### 10.2 Objectives and Policies

**10.2.7 Objective - The location, scale and intensity of visitor accommodation, residential visitor accommodation and homestays is managed to maintain the residential character of the zone.**

##### **Policies**

10.2.7.1 Provide for accommodation options for visitors in the Arrowtown Town Centre Transition Overlay that is appropriate for the low density residential environment.

10.2.7.2 Restrict the establishment of visitor accommodation in locations outside the Arrowtown Town Centre Transition Overlay to ensure that the zone maintains a residential character and the supply of residential housing is achieved.

**10.2.8 Objective - Manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities, and the residential character of the zone is maintained.**

##### **Policies**

10.2.8.1 Ensure that residential visitor accommodation and homestays are of a scale and character that is compatible with the surrounding residential context, and maintains residential activities as the predominant use of the site.

10.2.8.2 Provide opportunities for low intensity residential visitor accommodation and homestays

## ARROWTOWN RHMZ 10

as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing, while maintaining residential activities as the predominant use of the site.

10.2.8.3 Restrict the establishment of residential visitor accommodation and homestays that would result in a loss of housing supply and residential character of the zone.

# ARROWTOWN RHMZ 10

## 10.4 Rules - Activities

Table 1	Activities located in the Arrowtown Residential Historic Management Zone	Activity status
<b>10.4.7</b>	<b><u>Residential Visitor Accommodation and Homestays</u></b>	<u>P</u>
<b>10.4.8</b>	<p><b><u>Visitor Accommodation in the Arrowtown Town Centre Transition Overlay and the Arrowtown Residential Historic Management Visitor Accommodation Sub-Zone</u></b></p> <p>*Discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> <li>• <u>The location, nature and scale of activities;</u></li> <li>• <u>The location, provision, and screening of parking and access;</u></li> <li>• <u>Landscaping;</u></li> <li>• <u>Noise generation and methods of mitigation (through design and management controls);</u></li> <li>• <u>Hours of operation, including in respect of ancillary activities;</u></li> <li>• <u>The external appearance of buildings, including design, materials and external lighting, and design measures to limit the impact on adjoining residential activities.</u></li> </ul>	<u>RD*</u>
<b>10.4.9</b>	<b><u>Visitor Accommodation</u></b> not otherwise identified	<u>NC</u>

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# ARROWTOWN RHMZ 10

## 10.5 Rules - Standards

Table 2	Standards for Activities: Arrowtown Residential Historic Management Zone	Non-compliance status
<b>10.5.8</b>	<p><b>Residential Visitor Accommodation</b></p> <p>10.5.8.1 <del>Must be limited to The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 42 nights occupation by paying guests per 12 month period.</del></p> <p>10.5.8.2 <del>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</del></p> <p><del>The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</del></p> <p><del>a. Heavy vehicles, coaches or buses: none.</del></p> <p><del>b. Other vehicles: 8 vehicle trips per day.</del></p>	NC
<b>10.5.9</b>	<p><b>Homestay</b></p> <p>10.5.9.1 <del>May occur within either an occupied residential unit or an occupied residential flat on a site, and shall must not occur within both on a site.</del></p> <p>10.5.9.2 <del>Shall Must not exceed 5 3 paying guests per night.</del></p> <p>10.5.9.3 <del>Shall Must comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</del></p> <p>10.5.9.4 <del>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</del></p> <p><del>The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</del></p> <p><del>a. Heavy vehicles, coaches or buses: none.</del></p> <p><del>b. Other vehicles: 8 vehicle trips per day.</del></p>	NC

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## 10.6 Rules - Non-Notification of Applications

10.6.1 The following Restricted Discretionary activities shall not require the written consent of other persons and shall not be notified or limited-notified:

10.6.1.1 Visitor Accommodation in the Arrowtown Town Centre Transition Overlay.

# LARGE LOT RESIDENTIAL 11

New Stage 2 PDP provisions, added to Stage 1 Chapter 11 Large Lot Residential chapter

## 11 Large Lot Residential

### 11.1 Zone Purpose

[Note: The following is new text at end of 11.1 Zone Purpose:]

Visitor accommodation is restricted, except within large lot residential visitor accommodation sub-zones. The commercial letting of residential properties as visitor accommodation on a year-round or permanent basis, is restricted, particularly where it would result in a loss of housing supply. Low intensity residential visitor accommodation is enabled, where the environment is retained as predominantly residential and the amenity of nearby residents is maintained.

Visitor accommodation is anticipated in the Large Lot Residential Visitor Accommodation Sub-Zones and shown on planning maps. The sub-zones are located in residential areas, and applications for visitor accommodation activities and associated development must address matters that impact on residential amenity, including character, traffic and noise effects.

Visitor accommodation is separately defined in the District Plan from accommodation activities occurring in residential units, which are defined as Residential Visitor Accommodation and Homestay activities.

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### 11.2 Objectives and Policies

**11.2.3 Objective - The location, scale and intensity of visitor accommodation, residential visitor accommodation and homestays is managed to maintain the residential character of the zone.**

#### **Policies**

11.2.3.1 Provide for ~~accommodation options for visitors~~ visitor accommodation in the Large Lot Residential Visitor Accommodation Sub-Zones that is appropriate for the low density residential environment, ~~ensuring that adverse effects on residential amenity are avoided, remedied or mitigated.~~

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11.2.3.2 Restrict the establishment of visitor accommodation in locations outside the Large Lot Residential Visitor Accommodation Sub-Zones to ensure that the zone maintains a residential character and the supply of residential housing is achieved

**11.2.4 Objective - Manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities, and the residential character of the zone is maintained.**

#### **Policies**

11.2.4.1 Ensure that residential visitor accommodation and homestays are of a scale and character that is compatible with the surrounding residential context, and maintains residential activities as the predominant use of the site.

11.2.4.2 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing, while maintaining residential activities as the



## LARGE LOT RESIDENTIAL 11

predominant use of the site.

11.2.4.3 Restrict the establishment of residential visitor accommodation and homestays that would result in a loss of housing supply and residential character of the zone.

### 11.4 Rules – Activities

## LARGE LOT RESIDENTIAL 11

Table 1	Activities located in the Large Lot Residential Zone	Activity status
<b>11.4.5</b>	<b><u>Residential Visitor Accommodation and Homestays</u></b>	<u>P</u>
<b>11.4.6</b>	<p><b><u>Visitor Accommodation in the Large Lot Residential Visitor Accommodation Sub-Zone</u></b></p> <p>*Discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> <li>• <u>The location, nature and scale of activities;</u></li> <li>• <u>The location, provision, and screening of parking and access;</u></li> <li>• <u>Landscaping;</u></li> <li>• <u>Noise generation and methods of mitigation (through design and management controls);</u></li> <li>• <u>Hours of operation, including in respect of ancillary activities;</u></li> <li>• <u>The external appearance of buildings, including design, materials and external lighting, and design measures to limit the impact on adjoining residential activities.</u></li> </ul>	<u>RD*</u>
<b>11.4.7</b>	<b><u>Visitor Accommodation</u></b> not otherwise identified	<u>NC</u>

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# LARGE LOT RESIDENTIAL 11

## 11.5 Rules - Standards

Table 2	Standards for activities in the Large Lot Residential Zone	Non-compliance status
<b>11.5.12</b>	<p><b>Residential Visitor Accommodation</b></p> <p>11.5.12.1 <del>Must be limited to The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 42 nights occupation by paying guests per 12 month period.</del></p> <p>11.5.12.2 <del>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</del></p> <p><del>The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</del></p> <p>a. <del>Heavy vehicles, coaches or buses: none.</del></p> <p>b. <del>Other vehicles: 8 vehicle trips per day.</del></p>	NC
<b>11.5.13</b>	<p><b>Homestay</b></p> <p>11.5.13.1 <del>May occur within either an occupied residential unit or an occupied residential flat on a site, and shall must I not occur within both on a site.</del></p> <p>11.5.13.2 <del>Shall Must</del> not exceed <del>5 3</del> paying guests per night.</p> <p>11.5.13.3 <del>Shall Must</del> comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p>11.5.13.4 <del>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</del></p> <p><del>The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</del></p> <p>a. <del>Heavy vehicles, coaches or buses: none.</del></p> <p>b. <del>Other vehicles: 8 vehicle trips per day.</del></p>	NC

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## 11.6 Rules - Non-Notification of Applications

11.6.1 The following Restricted Discretionary activities shall not require the written consent of other persons and shall not be notified or limited-notified:

11.6.1.1 Visitor Accommodation in the Large Lot Residential Visitor Accommodation Sub-Zone.

## New Stage 2 PDP provisions, added to Stage 1 Chapter 16 Business Mixed Use

### 16 Business Mixed Use Zone

#### 16.4 Rules - Activities

	Activities located in the Business Mixed Use Zone	Activity status
<b>16.4.16</b>	<b><u>Residential Visitor Accommodation and Homestays</u></b>	<u>P</u>

#### 16.5 Rules - Standards

	Standards for activities located in the Business Mixed Use Zone	Non-compliance status
<b>16.5.10</b>	<p><b><u>Residential Visitor Accommodation</u></b></p> <p><u>.5.10.1</u> <del>Must be limited to The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 42 nights occupation by paying guests per 12 month period.</del></p> <p><u>.5.10.2</u> <del>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</del></p> <p><del>The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</del></p> <p><del>a. Heavy vehicles, coaches or buses: none.</del></p> <p><del>b. Other vehicles: 8 vehicle trips per day.</del></p> <p>*Control is reserved to:</p> <ul style="list-style-type: none"> <li><u>The location, nature and scale of activities; and</u></li> <li><u>The location, provision, and screening of parking and access.</u></li> </ul>	<u>C*</u>

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**New Stage 2 PDP provisions, added to Stage 1 Chapter 16**

<p><b>16.5.11</b></p>	<p><b>Homestay</b></p> <p>16.5.11.1 <del>May occur within either an occupied residential unit or an occupied residential flat on a site, and shall must</del> not occur within both on a site.</p> <p>16.5.11.2 <del>Shall Must</del> not exceed 5 paying guests per night.</p> <p>16.5.11.3 <del>Shall Must</del> comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p>16.5.11.4 <del>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</del></p> <p><del>The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</del></p> <p>a. <del>Heavy vehicles, coaches or buses: none.</del></p> <p>b. <del>Other vehicles: 8 vehicle trips per day.</del></p> <p>*Control is reserved to:</p> <ul style="list-style-type: none"> <li>• <del>The location, nature and scale of activities; and</del></li> <li>• <del>The location, provision, and screening of parking and access.</del></li> </ul>	<p>C*</p>
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## New Stage 2 PDP provisions, added to Stage 1 Chapter 21 Rural

### 21 Rural

#### 21.4 Rules - Activities

Table 1	Activities – Rural Zone	Activity status
<b>21.4.37</b>	<b><u>Residential Visitor Accommodation and Homestays</u></b>	P

#### 21.5 Rules - Standards

Table 11	Standards for Residential Visitor Accommodation and Homestays	Non-compliance status
<b>21.5.53</b>	<b><u>Residential Visitor Accommodation</u></b>  <del>Must be limited to The commercial letting of one residential unit or residential flat per site for up to 3 lets</del> not exceeding a cumulative total of <del>28</del> <del>42</del> nights <del>occupation by paying guests</del> per 12 month period.	D
<b>21.5.54</b>	<b><u>Homestay</u></b>  21.5.54.1 <u>May occur within either an occupied residential unit or an occupied residential flat on a site, and shall must not occur within both on a site.</u>  21.5.54.2 <del>Shall Must</del> not exceed 5 paying guests per night.	D

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## New Stage 2 PDP provisions, added to Stage 1 Chapter 22 Rural Residential & Rural Lifestyle

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### 22 Rural Residential & Rural Lifestyle

#### 22.2 Objectives and Policies

22.2.2.5 The bulk, scale and intensity of buildings used for visitor accommodation, residential visitor accommodation and homestay activities are to be commensurate with the anticipated development of the zone and surrounding residential activities.

22.2.2.6 Enable residential visitor accommodation and homestays in conjunction with residential units (including residential flats) whilst limiting the scale and intensity of these activities.

#### 22.4 Rules - Activities

Table 1	Activities – Rural Residential and Rural Lifestyle Zones	Activity status
<b>22.4.18</b>	<u>Residential Visitor Accommodation and Homestays</u>	P

#### 22.5 Rules - Standards

Table 2	Standards - Rural Residential and rural Lifestyle Zones	Non-compliance status
<b>22.5.14</b>	<u>Residential Visitor Accommodation</u> 22.5.14.1 <del>Mustl be limited to The commercial letting of one residential unit or residential flat per site for up to 3 lets</del> not exceeding a cumulative total of <del>29 42</del> nights <del>occupation by paying guests</del> per 12 month period.	<del>NG D</del>
<b>22.5.15</b>	<u>Homestay</u> 22.5.15.1 <del>May occur within either an occupied residential unit or an occupied residential flat on a site, and shall must</del> not occur within both on a site. 22.5.15.2 <del>Shall Must</del> not exceed 5 paying guests per night.	<del>NG D</del>

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## New Stage 2 PDP provisions, added to Stage 1 Chapter 23 Gibbston Character Zone

### 23 Gibbston Character Zone

#### 23.4 Rules - Activities

Table 1	Activities	Activity status
<b>23.4.21</b>	<b><u>Residential Visitor Accommodation and Homestays</u></b>	<u>P</u>

#### 23.5 Rules - Standards

Table 4	Standards for Residential Visitor Accommodation and Homestays	Non-compliance status
<b>23.5.12</b>	<b><u>Residential Visitor Accommodation</u></b> <b>23.5.12.1</b> <del>Must be limited to The commercial letting of</del> one residential unit or residential flat per site <del>for up to 3 lets</del> not exceeding a cumulative total of <del>28</del> 42 nights <del>occupation by paying guests</del> per 12 month period.	<u>D</u>
<b>23.5.13</b>	<b><u>Homestay</u></b> <b>23.5.13.1</b> May occur within either an occupied residential unit or an occupied residential flat on a site, and <del>shall must</del> not occur within both on a site. <b>23.5.13.2</b> <del>Shall Must</del> not exceed 5 paying guests per night.	<u>D</u>

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## New Stage 2 PDP provisions, added to Stage 1 Chapter 41 Jacks Point

### 41 Jacks Point

#### 41.4 Rules - Activities

Table 1	Activities Located within the Jacks Point Zone	Activity status
<b>41.4.18</b>	<b>Residential Visitor Accommodation and Homestays</b>	P
	<b>41.4.18.1</b> Residential Visitor Accommodation and Homestays <del>located within the Residential Activities Area R(JP), R(JP-SH), R(HD), and R(HD-SH), Village Area (V), and Home Site Activity Area (HS).</del>	

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#### 41.5 Rules - Standards

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance status
<b>41.5.20</b>	<b>Residential Visitor Accommodation, excluding the areas specified in 41.5.x</b>	NC
	41.5.20.1 <del>Must be limited to The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 42 nights occupation by paying guests per 12 month period.</del>	
	41.5.20.2 <del>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</del> <del>The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</del> a. <del>Heavy vehicles, coaches or buses: none.</del> b. <del>Other vehicles: 8 vehicle trips per day.</del>	
<b>41.5.x</b>	<b>Residential Visitor Accommodation in the Jack's Point Village Activity Area (V(JP), Homestead Bay Village Activity Area (V(HB) and the Lodge (L) Activity Area</b>	RD*
	<b>41.5.x.x</b> <del>Must be limited to a cumulative total of 42 nights occupation by paying guests per 12 month period, per site</del>	
	<b>41.5.x.y</b> <del>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</del>	
	<del>*Discretion is restricted to consideration of the following:</del> • <del>The location, nature and scale of activities; and</del> • <del>The location, provision, and screening of parking and access.</del>	

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## New Stage 2 PDP provisions, added to Stage 1 Chapter 42

41.5.21	Homestay	NC
	41.5.21.1 <del>May occur within either an occupied residential unit or an occupied residential flat on a site, and shall must</del> not occur within both on a site.	
	41.5.21.2 <del>Shall Must</del> not exceed <del>5.3</del> paying guests per night.	
	41.5.21.3 <del>Shall Must</del> comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.	
	<p>41.5.21.4 <del>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</del></p> <p><del>The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</del></p> <p>a. <del>Heavy vehicles, coaches or buses: none.</del></p> <p>b. <del>Other vehicles: 8 vehicle trips per day.</del></p>	

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## New Stage 2 PDP provisions, added to Stage 1 Chapter 42 Waterfall Park

### 42 Waterfall Park

#### 42.4 Rules - Activities

	Activities Located within the Waterfall Park Zone	Activity status
<b>42.4.13</b>	<b><u>In the Residences Area (R) of the Structure Plan</u></b> <b><u>Residential Visitor Accommodation and Homestays</u></b>	P

#### 42.5 Rules - Standards

	Standards for activities located in the Waterfall Park Zone	Non-compliance status
<b>42.5.9</b>	<b><u>Residential Visitor Accommodation</u></b>  42.5.9.1 <del>Must be limited to The commercial letting of</del> one residential unit or residential flat per site <del>for up to 3 lets</del> not exceeding a cumulative total of <del>28 42</del> nights <del>occupation by paying guests</del> per 12 month period.  42.5.9.2 <del>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</del>  <del>The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</del>  <del>a. Heavy vehicles, coaches or buses: none.</del>  <del>b. Other vehicles: 8 vehicle trips per day.</del>	NC
<b>42.5.10</b>	<b><u>Homestay</u></b>  42.5.10.1 <del>May occur within either an occupied residential unit or an occupied residential flat on a site, and shall must</del> not occur within both on a site.  42.5.10.2 <del>Shall Must</del> not exceed <del>5 3</del> paying guests per night.  42.5.10.3 <del>Shall Must</del> comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.  42.5.10.4 <del>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</del>  <del>The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</del>  <del>a. Heavy vehicles, coaches or buses: none.</del>  <del>b. Other vehicles: 8 vehicle trips per day.</del>	NC

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## New Stage 2 PDP provisions, added to Stage 1 Chapter 43 Millbrook

### 43 Millbrook

#### 43.4 Rules - Activities

	Activities – Millbrook	Activity status
<b>43.4.24</b>	<b>Residential Visitor Accommodation and Homestays</b> in the Residential Activity Area	P

#### 43.5 Rules - Standards

	Activities – Millbrook	Activity status
<b>43.5.14</b>	<p><b>Residential Visitor Accommodation</b></p> <p>43.5.14.1 <del>Must be limited to The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28.42 nights occupation by paying guests per 12 month period.</del></p> <p>43.5.14.2 <del>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</del></p> <p><del>The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</del></p> <p>a. <del>Heavy vehicles, coaches or buses: none.</del></p> <p>b. <del>Other vehicles: 8 vehicle trips per day.</del></p> <p><del>*Discretion is restricted to consideration of the following:</del></p> <ul style="list-style-type: none"> <li><del>•The location, nature and scale of activities; and</del></li> <li><del>•The location, provision, and screening of parking and access.</del></li> </ul>	<del>NG RD</del>
<b>43.5.15</b>	<p><b>Homestay</b></p> <p>43.5.15.1 <del>May occur within either an occupied residential unit or an occupied residential flat on a site, and shall must not occur within both on a site.</del></p> <p>43.5.15.2 <del>Shall Must</del> I not exceed 5 paying guests per night.</p> <p>43.5.15.3 <del>Shall Must</del> comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p>43.5.15.4 <del>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</del></p> <p><del>The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</del></p> <p>a. <del>Heavy vehicles, coaches or buses: none.</del></p> <p>b. <del>Other vehicles: 8 vehicle trips per day.</del></p>	<del>NC</del>

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## **APPENDIX 2**

### **List of Stage 2 Submitters and Recommended Decisions**

Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2001.1			Richard Donald	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation variation be nullified.	Reject
2003.1			Darryll Rogers	6-Visitor Accommodation - Variation	Oppose	That all visitor accommodation restrictions on private residences be removed where the use does not impact neighboring properties and where effects are managed by existing regulations.	Reject
2003.1	FS2759.18	Mitchell Daysh Limited	Queenstown Airport Corporation	6-Visitor Accommodation - Variation	Oppose	That the submission is opposed to the extent that it may result in the removal of provisions relating to activities sensitive to aircraft noise.	Accept in Part
2005.1			Gabriella Napper	6-Visitor Accommodation - Variation	Oppose	Opposes the visitor accommodation rule standards in the Low Density Residential Zone.	Accept in Part
2005.1	FS2759.20	Mitchell Daysh Limited	Queenstown Airport Corporation	6-Visitor Accommodation - Variation	Oppose	That the submission is opposed to the extent that it may result in the removal of provisions relating to activities sensitive to aircraft noise.	Accept in Part
2006.4			Shane Melton	6-Visitor Accommodation - Variation	Oppose	That rural areas such as Glenorchy, Kinloch, and Kingston be exempt from the visitor accommodation rules.	Reject
2006.4	FS2738.35	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation	Support	That Rural areas be exempt from the visitor accommodation rule.	Reject
2009.1			Nadia Forbes	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation provisions be removed.	Reject
2010.1			Adrian Collier	6-Visitor Accommodation - Variation	Oppose	That no limits should apply to properties being used for visitor accommodation activities.	Reject

2010.1	FS2759.27	Mitchell Daysh Limited	Queenstown Airport Corporation	6-Visitor Accommodation - Variation	Oppose	That the submission is opposed to the extent that it may result in the removal of provisions relating to activities sensitive to aircraft noise.	Accept in Part
2018.1			Rosie Simpson	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation Variation is rejected and other alternatives are considered.	Reject
2018.1	FS2738.37	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation	Support	That the Visitor Accommodation Variation be rejected and other alternatives be considered.	Reject
2019.6			Jonathan Holmes	6-Visitor Accommodation - Variation	Support	Supports visitor accommodation variation.	Accept in Part
2019.7			Jonathan Holmes	6-Visitor Accommodation - Variation	Oppose	That more restrictions should apply to visitor accommodation in higher density residential zones compared to lower density residential zones.	Reject
2021.1			Charlotte Mill	6-Visitor Accommodation - Variation	Support	Supports visitor accommodation variation and that it be confirmed.	Accept in Part
2022.1			Nicholas Kiddle	6-Visitor Accommodation - Variation	Support	Supports visitor accommodation variation.	Accept in Part
2023.1			Tony Preen	6-Visitor Accommodation - Variation	Oppose	That visitor accommodation activities be subject to commercial rates.	Reject
2024.1			Conor English	6-Visitor Accommodation - Variation	Oppose	That either the visitor accommodation variation be rejected or that the submitter is compensated for the 337 days of property right being removed.	Reject

2027.1			Terry Drayton	6-Visitor Accommodation - Variation	Oppose	That a tourist tax be introduced.	Reject
2031.2			Gilbert Gordon	6-Visitor Accommodation - Variation	Other	That if the current regime were to remain that the 3 day minimum stay be reduced to 2 days or less.	Accept
2034.1			Max Paulin	6-Visitor Accommodation - Variation	Other	That the Northlake development be classified as Low, Medium or High Density Residential as soon as possible.	Reject
2035.1			Four Seasons Motel	6-Visitor Accommodation - Variation	Support	Support visitor accommodation variation.	Accept in Part
2035.1	FS2768.5	Airbnb	Airbnb	6-Visitor Accommodation - Variation	Oppose	That the Variation is opposed.	Reject
2035.2			Four Seasons Motel	6-Visitor Accommodation - Variation	Oppose	That all providers of accommodation be registered as commercial providers.	Reject
2035.2	FS2768.6	Airbnb	Airbnb	6-Visitor Accommodation - Variation	Oppose	That the proposed amendment is opposed.	Accept
2035.3			Four Seasons Motel	6-Visitor Accommodation - Variation	Oppose	That all visitor accommodation providers comply with fire and building WOF requirements, parking, building occupation and rates requirements.	Accept in Part
2035.3	FS2768.7	Airbnb	Airbnb	6-Visitor Accommodation - Variation	Oppose	That the proposed amendments are opposed.	Accept in Part



2035.4			Four Seasons Motel	6-Visitor Accommodation - Variation	Oppose	That homestay, holiday home, and single let operators provide accommodation for a minimum of 60 days at a time.	Reject
2035.4	FS2768.8	Airbnb	Airbnb	6-Visitor Accommodation - Variation	Oppose	That the submission is opposed.	Accept
2036.1			Gavin Humphrey	6-Visitor Accommodation - Variation	Oppose	That no changes be made to the visitor accommodation provisions.	Reject
2037.1			Allison and Paul Rosanowski	6-Visitor Accommodation - Variation	Oppose	That rates and development contributions costs should be equal whether homes are used for residential or visitor accommodation activities.	Reject
2038.3			Ian Sawers	6-Visitor Accommodation - Variation	Oppose	That the rates increase for Visitor Accommodation activities should be no more than 15%.	Reject
2039.1			Meg Taylor	6-Visitor Accommodation - Variation	Oppose	That the maximum permitted number of guests for homestay activities be increased from 5 to 6.	Reject
2043.1			Ben and Lucy Lucas	6-Visitor Accommodation - Variation	Oppose	Opposes visitor accommodation variation.	Reject
2044.1			Rosemarie Jones	6-Visitor Accommodation - Variation	Oppose	That more land should be made available for affordable housing.	Reject
2045.1			Allan McLaughlin	6-Visitor Accommodation - Variation	Oppose	That the letting of houses by absentee owners should be disallowed or that tighter restrictions apply to visitor accommodation activities than those proposed by way of the visitor accommodation variation.	Reject

2050.1			Elizabeth Winstone	6-Visitor Accommodation - Variation	Oppose	That the permitted number of nights is retained at 90.	Reject
2052.1			Steve Maunsell	6-Visitor Accommodation - Variation	Oppose	Retain the existing operative District Plan Visitor Accommodation Rules.	Reject
2053.1			Patrick Dodson	6-Visitor Accommodation - Variation	Oppose	That Council publish a proper report on why these regulations are being considered.	Reject
2053.2			Patrick Dodson	6-Visitor Accommodation - Variation	Oppose	That Council delineate between holiday home owners with friends/family and investment properties. No restrictions are placed on holiday home owners.	Reject
2053.3			Patrick Dodson	6-Visitor Accommodation - Variation	Oppose	Restrict short term letting of investment properties to one per owner.	Reject
2053.4			Patrick Dodson	6-Visitor Accommodation - Variation	Oppose	That better clarity is provided on rates taken in regard to visitor accommodation activities.	Reject
2053.5			Patrick Dodson	6-Visitor Accommodation - Variation	Oppose	That a visitor tax be considered.	Reject
2056.2			andersoncomms	6-Visitor Accommodation - Variation	Oppose	That the Council should consider increase rates for empty homes rather than using the proposed visitor accommodation variation.	Reject
2057.1			Judith and Martin Bryant	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation variation is withdrawn in its entirety.	Reject

2057.1	FS2738.1	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation	Support	That the Visitor Accommodation Variation be withdrawn in its entirety.	Reject
2057.3			Judith and Martin Bryant	6-Visitor Accommodation - Variation	Oppose	That there is a simple one-off registration system with a reasonable rate system.	Reject
2057.4			Judith and Martin Bryant	6-Visitor Accommodation - Variation	Oppose	Opposes the restrictions relating to 3 lets per year and 28 nights.	Accept in Part
2057.5			Judith and Martin Bryant	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 5 guests per night for Homestay activities.	Reject
2057.6			Judith and Martin Bryant	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 8 vehicle trips per day for Homestay activities.	Accept
2057.7			Judith and Martin Bryant	6-Visitor Accommodation - Variation	Oppose	Opposes the non-complying activity status for Residential Visitor Accommodation and Homestay activities which required resource consent in the Low Density Residential Zone, Medium Residential Density Zone, Large Lot Residential Zone, Rural Residential Zone, Rural Lifestyle Zone, Jacks Point Special Zone, Waterfall Park Special Zone, Millbrook Special Zone, and Arrowtown Residential Historic Management Zone.	Accept in Part
2057.10			Judith and Martin Bryant	6-Visitor Accommodation - Variation	Oppose	That rules relating to non-notification of resource consent applications should also apply to Residential Visitor Accommodation and Homestay activities.	Reject
2057.12			Judith and Martin Bryant	6-Visitor Accommodation - Variation	Oppose	Opposes the 8 vehicle trip per day limit for Residential Visitor Accommodation activities.	Accept
2058.1			Michael Harvey	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation variation is withdrawn in its entirety.	Reject

2058.3			Michael Harvey	6-Visitor Accommodation - Variation	Oppose	That there is a simple one-off registration system with a reasonable rate system.	Reject
2058.4			Michael Harvey	6-Visitor Accommodation - Variation	Oppose	Opposes the restrictions relating to 3 lets per year and 28 nights.	Accept in Part
2058.5			Michael Harvey	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 5 guests per night for Homestay activities.	Reject
2058.6			Michael Harvey	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 8 vehicle trips per day for Homestay activities.	Accept
2058.7			Michael Harvey	6-Visitor Accommodation - Variation	Oppose	Opposes the non-complying activity status for Residential Visitor Accommodation and Homestay activities which require resource consent in the Low Density Residential Zone, Medium Residential Density Zone, Large Lot Residential Zone, Rural Residential Zone, Rural Lifestyle Zone, Jacks Point Special Zone, Waterfall Park Special Zone, Millbrook Special Zone, and Arrowtown Residential Historic Management Zone.	Accept in Part
2058.10			Michael Harvey	6-Visitor Accommodation - Variation	Oppose	That rules relating to non-notification of resource consent applications should also apply to Residential Visitor Accommodation and Homestay activities.	Reject
2058.12			Michael Harvey	6-Visitor Accommodation - Variation	Oppose	Opposes the 8 vehicle trip per day limit for Residential Visitor Accommodation activities.	Accept
2059.1			Anne Relling	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation Variation is rejected and the status quo remains.	Reject
2059.2			Anne Relling	6-Visitor Accommodation - Variation	Other	Supports a visitor levy to pay for improved infrastructure.	Reject

2060.1			John Almond	6-Visitor Accommodation - Variation	Oppose	That the operative rules are retained and effectively enforced.	Accept
2060.2			John Almond	6-Visitor Accommodation - Variation	Oppose	That the onus of providing worker accommodation should fall on employers.	Reject
2061.1			Kelly Bray	6-Visitor Accommodation - Variation	Support	That the variation is approved.	Accept in Part
2061.2			Kelly Bray	6-Visitor Accommodation - Variation	Oppose	That visitor accommodation operators adhere to Health and Safety, Monitoring, Building WOF, Parking and all accommodation providers pay commercial rates.	Reject
2062.1			Adrienne Bray	6-Visitor Accommodation - Variation	Support	That the changes to the visitor accommodation rules are accepted.	Accept
2062.2			Adrienne Bray	6-Visitor Accommodation - Variation	Oppose	That all accommodation providers comply with consents for commercial accommodation and that all legal requirements such as fire evacuation, Building WOF, parking provision, commercial rates and building occupation are adhered to.	Reject
2063.2			Noel Williams	6-Visitor Accommodation - Variation	Oppose	Modify the development contributions and rates to encourage properties to be used as local rentals.	Reject
2063.3			Noel Williams	6-Visitor Accommodation - Variation	Oppose	That the Council should stop promoting tourism.	Reject
2064.2			Alistair McIntosh	6-Visitor Accommodation - Variation	Oppose	That new businesses should be required to provide worker accommodation prior to getting resource consent.	Reject

2065.1			Paul Angus	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation variation is rejected.	Reject
2065.2			Paul Angus	6-Visitor Accommodation - Variation	Oppose	That the increase in rates for registered short stay accommodation be removed.	Reject
2065.3			Paul Angus	6-Visitor Accommodation - Variation	Oppose	Opposes the provision limiting vehicle movements to 8 per day.	Accept
2066.1			Alan Roberts	6-Visitor Accommodation - Variation	Oppose	Opposes the visitor accommodation variation.	Reject
2067.1			Sally Watson	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation variation is withdrawn in its entirety.	Reject
2067.3			Sally Watson	6-Visitor Accommodation - Variation	Oppose	That there is a simple one-off registration system with a reasonable rate system.	reject
2067.4			Sally Watson	6-Visitor Accommodation - Variation	Oppose	Opposes the restrictions relating to 3 lets per year and 28 nights.	Accept in Part
2067.5			Sally Watson	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 5 guests per night for Homestay activities.	Reject
2067.6			Sally Watson	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 8 vehicle trips per day for Homestay activities.	Accept

2067.7			Sally Watson	6-Visitor Accommodation - Variation	Oppose	Opposes the non-complying activity status for Residential Visitor Accommodation and Homestay activities which require resource consent in the Low Density Residential Zone, Medium Residential Density Zone, Large Lot Residential Zone, Rural Residential Zone, Rural Lifestyle Zone, Jacks Point Special Zone, Waterfall Park Special Zone, Millbrook Special Zone, and Arrowtown Residential Historic Management Zone.	Accept in Part
2067.10			Sally Watson	6-Visitor Accommodation - Variation	Oppose	That rules relating to non-notification of resource consent applications should also apply to Residential Visitor Accommodation and Homestay activities.	Reject
2067.12			Sally Watson	6-Visitor Accommodation - Variation	Oppose	Opposes the 8 vehicle trip per day limit for Residential Visitor Accommodation activities.	Accept
2068.1			Aimi Smith-Taylor	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation variation is withdrawn in its entirety.	Reject
2068.3			Aimi Smith-Taylor	6-Visitor Accommodation - Variation	Oppose	That there is a simple one-off registration system with a reasonable rate system.	Reject
2068.4			Aimi Smith-Taylor	6-Visitor Accommodation - Variation	Oppose	Opposes the restrictions relating to 3 lets per year and 28 nights.	Accept in Part
2068.5			Aimi Smith-Taylor	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 5 guests per night for Homestay activities.	Reject
2068.6			Aimi Smith-Taylor	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 8 vehicle trips per day for Homestay activities.	Accept
2068.7			Aimi Smith-Taylor	6-Visitor Accommodation - Variation	Oppose	Opposes the non-complying activity status for Residential Visitor Accommodation and Homestay activities which require resource consent in the Low Density Residential Zone, Medium Residential Density Zone, Large Lot Residential Zone, Rural Residential Zone, Rural Lifestyle Zone, Jacks Point Special Zone, Waterfall Park Special Zone, Millbrook Special Zone, and Arrowtown Residential Historic Management Zone.	Accept in Part

2068.10			Aimi Smith-Taylor	6-Visitor Accommodation - Variation	Oppose	That rules relating to non-notification of resource consent applications should also apply to Residential Visitor Accommodation and Homestay activities.	Reject
2068.12			Aimi Smith-Taylor	6-Visitor Accommodation - Variation	Oppose	Opposes the 8 vehicle trip per day limit for Residential Visitor Accommodation activities.	Accept
2069.1			Alexander Hopkinson	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation variation is withdrawn in its entirety.	Reject
2069.3			Alexander Hopkinson	6-Visitor Accommodation - Variation	Oppose	That there is a simple one-off registration system with a reasonable rate system.	Reject
2069.4			Alexander Hopkinson	6-Visitor Accommodation - Variation	Oppose	Opposes the restrictions relating to 3 lets per year and 28 nights.	Accept in Part
2069.5			Alexander Hopkinson	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 5 guests per night for Homestay activities.	Reject
2069.6			Alexander Hopkinson	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 8 vehicle trips per day for Homestay activities.	Accept
2069.7			Alexander Hopkinson	6-Visitor Accommodation - Variation	Oppose	Opposes the non-complying activity status for Residential Visitor Accommodation and Homestay activities which required resource consent in the Low Density Residential Zone, Medium Residential Density Zone, Large Lot Residential Zone, Rural Residential Zone, Rural Lifestyle Zone, Jacks Point Special Zone, Waterfall Park Special Zone, Millbrook Special Zone, and Arrowtown Residential Historic Management Zone.	Accept in Part
2069.10			Alexander Hopkinson	6-Visitor Accommodation - Variation	Oppose	That rules relating to non-notification of resource consent applications should also apply to Residential Visitor Accommodation and Homestay activities.	Reject



2069.12			Alexander Hopkinson	6-Visitor Accommodation - Variation	Oppose	Opposes the 8 vehicle trip per day limit for Residential Visitor Accommodation activities.	Accept
2070.1			Cam Pyke	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation variation is withdrawn in its entirety.	Reject
2070.3			Cam Pyke	6-Visitor Accommodation - Variation	Oppose	That there is a simple one-off registration system with a reasonable rate system.	Reject
2070.4			Cam Pyke	6-Visitor Accommodation - Variation	Oppose	Opposes the restrictions relating to 3 lets per year and 28 nights.	Accept in Part
2070.5			Cam Pyke	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 5 guests per night for Homestay activities.	Reject
2070.6			Cam Pyke	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 8 vehicle trips per day for Homestay activities.	Accept
2070.7			Cam Pyke	6-Visitor Accommodation - Variation	Oppose	Opposes the non-complying activity status for Residential Visitor Accommodation and Homestay activities which require resource consent in the Low Density Residential Zone, Medium Residential Density Zone, Large Lot Residential Zone, Rural Residential Zone, Rural Lifestyle Zone, Jacks Point Special Zone, Waterfall Park Special Zone, Millbrook Special Zone, and Arrowtown Residential Historic Management Zone.	Accept in Part
2070.10			Cam Pyke	6-Visitor Accommodation - Variation	Oppose	That rules relating to non-notification of resource consent applications should also apply to Residential Visitor Accommodation and Homestay activities.	Reject
2070.12			Cam Pyke	6-Visitor Accommodation - Variation	Oppose	Opposes the 8 vehicle trip per day limit for Residential Visitor Accommodation activities.	Accept

2071.1			Catherine McLennan	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation variation is withdrawn in its entirety.	Reject
2071.3			Catherine McLennan	6-Visitor Accommodation - Variation	Oppose	That there is a simple one-off registration system with a reasonable rate system.	Reject
2071.4			Catherine McLennan	6-Visitor Accommodation - Variation	Oppose	Opposes the restrictions relating to 3 lets per year and 28 nights.	Accept in Part
2071.5			Catherine McLennan	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 5 guests per night for Homestay activities.	Reject
2071.6			Catherine McLennan	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 8 vehicle trips per day for Homestay activities.	Accept
2071.7			Catherine McLennan	6-Visitor Accommodation - Variation	Oppose	Opposes the non-complying activity status for Residential Visitor Accommodation and Homestay activities which required resource consent in the Low Density Residential Zone, Medium Residential Density Zone, Large Lot Residential Zone, Rural Residential Zone, Rural Lifestyle Zone, Jacks Point Special Zone, Waterfall Park Special Zone, Millbrook Special Zone, and Arrowtown Residential Historic Management Zone.	Accept in Part
2071.10			Catherine McLennan	6-Visitor Accommodation - Variation	Oppose	That rules relating to non-notification of resource consent applications should also apply to Residential Visitor Accommodation and Homestay activities.	Reject
2071.12			Catherine McLennan	6-Visitor Accommodation - Variation	Oppose	Opposes the 8 vehicle trip per day limit for Residential Visitor Accommodation activities.	Accept
2072.1			Jan and Tim Warwick	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation variation is withdrawn in its entirety.	Reject

2072.3			Jan and Tim Warwick	6-Visitor Accommodation - Variation	Oppose	That there is a simple one-off registration system with a reasonable rate system.	Reject
2072.4			Jan and Tim Warwick	6-Visitor Accommodation - Variation	Oppose	Opposes the restrictions relating to 3 lets per year and 28 nights.	Accept in Part
2072.5			Jan and Tim Warwick	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 5 guests per night for Homestay activities.	Reject
2072.6			Jan and Tim Warwick	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 8 vehicle trips per day for Homestay activities.	Accept
2072.7			Jan and Tim Warwick	6-Visitor Accommodation - Variation	Oppose	Opposes the non-complying activity status for Residential Visitor Accommodation and Homestay activities which required resource consent in the Low Density Residential Zone, Medium Residential Density Zone, Large Lot Residential Zone, Rural Residential Zone, Rural Lifestyle Zone, Jacks Point Special Zone, Waterfall Park Special Zone, Millbrook Special Zone, and Arrowtown Residential Historic Management Zone.	Accept in Part
2072.10			Jan and Tim Warwick	6-Visitor Accommodation - Variation	Oppose	That rules relating to non-notification of resource consent applications should also apply to Residential Visitor Accommodation and Homestay activities.	Reject
2072.12			Jan and Tim Warwick	6-Visitor Accommodation - Variation	Oppose	Opposes the 8 vehicle trip per day limit for Residential Visitor Accommodation activities.	Accept
2073.1			Lindsay Lake	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation variation is withdrawn in its entirety.	Reject
2073.3			Lindsay Lake	6-Visitor Accommodation - Variation	Oppose	That there is a simple one-off registration system with a reasonable rate system.	Reject

2073.4			Lindsay Lake	6-Visitor Accommodation - Variation	Oppose	Opposes the restrictions relating to 3 lets per year and 28 nights.	Accept in Part
2073.5			Lindsay Lake	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 5 guests per night for Homestay activities.	Reject
2073.6			Lindsay Lake	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 8 vehicle trips per day for Homestay activities.	Accept
2073.7			Lindsay Lake	6-Visitor Accommodation - Variation	Oppose	Opposes the non-complying activity status for Residential Visitor Accommodation and Homestay activities which required resource consent in the Low Density Residential Zone, Medium Residential Density Zone, Large Lot Residential Zone, Rural Residential Zone, Rural Lifestyle Zone, Jacks Point Special Zone, Waterfall Park Special Zone, Millbrook Special Zone, and Arrowtown Residential Historic Management Zone.	Accept in Part
2073.10			Lindsay Lake	6-Visitor Accommodation - Variation	Oppose	That rules relating to non-notification of resource consent applications should also apply to Residential Visitor Accommodation and Homestay activities.	Reject
2073.12			Lindsay Lake	6-Visitor Accommodation - Variation	Oppose	Opposes the 8 vehicle trip per day limit for Residential Visitor Accommodation activities.	Accept
2074.1			Lynne Fleming	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation variation is withdrawn in its entirety.	Reject
2074.3			Lynne Fleming	6-Visitor Accommodation - Variation	Oppose	That there is a simple one-off registration system with a reasonable rate system.	Reject
2074.4			Lynne Fleming	6-Visitor Accommodation - Variation	Oppose	Opposes the restrictions relating to 3 lets per year and 28 nights.	Accept in Part

2074.5			Lynne Fleming	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 5 guests per night for Homestay activities.	Reject
2074.6			Lynne Fleming	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 8 vehicle trips per day for Homestay activities.	Accept
2074.7			Lynne Fleming	6-Visitor Accommodation - Variation	Oppose	Opposes the non-complying activity status for Residential Visitor Accommodation and Homestay activities which require resource consent in the Low Density Residential Zone, Medium Residential Density Zone, Large Lot Residential Zone, Rural Residential Zone, Rural Lifestyle Zone, Jacks Point Special Zone, Waterfall Park Special Zone, Millbrook Special Zone, and Arrowtown Residential Historic Management Zone.	Accept in Part
2074.10			Lynne Fleming	6-Visitor Accommodation - Variation	Oppose	That rules relating to non-notification of resource consent applications should also apply to Residential Visitor Accommodation and Homestay activities.	Reject
2074.12			Lynne Fleming	6-Visitor Accommodation - Variation	Oppose	Opposes the 8 vehicle trip per day limit for Residential Visitor Accommodation activities.	Accept
2075.1			Rachel Kane-Smith	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation variation is withdrawn in its entirety.	Reject
2075.3			Rachel Kane-Smith	6-Visitor Accommodation - Variation	Oppose	That there is a simple one-off registration system with a reasonable rate system.	Reject
2075.4			Rachel Kane-Smith	6-Visitor Accommodation - Variation	Oppose	Opposes the restrictions relating to 3 lets per year and 28 nights.	Accept in Part
2075.5			Rachel Kane-Smith	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 5 guests per night for Homestay activities.	Reject

2075.6			Rachel Kane-Smith	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 8 vehicle trips per day for Homestay activities.	Accept
2075.7			Rachel Kane-Smith	6-Visitor Accommodation - Variation	Oppose	Opposes the non-complying activity status for Residential Visitor Accommodation and Homestay activities which require resource consent in the Low Density Residential Zone, Medium Residential Density Zone, Large Lot Residential Zone, Rural Residential Zone, Rural Lifestyle Zone, Jacks Point Special Zone, Waterfall Park Special Zone, Millbrook Special Zone, and Arrowtown Residential Historic Management Zone.	Accept in Part
2075.10			Rachel Kane-Smith	6-Visitor Accommodation - Variation	Oppose	That rules relating to non-notification of resource consent applications should also apply to Residential Visitor Accommodation and Homestay activities.	Reject
2075.12			Rachel Kane-Smith	6-Visitor Accommodation - Variation	Oppose	Opposes the 8 vehicle trip per day limit for Residential Visitor Accommodation activities.	Accept
2077.2			Rob Devereux	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation variation is rejected.	Accept in Part
2079.1			Catherine Rezaei	6-Visitor Accommodation - Variation	Oppose	That the operative 90 day limit and 3 night minimum stay rules are maintained.	Accept in Part
2079.2			Catherine Rezaei	6-Visitor Accommodation - Variation	Other	That off street parking requirements for short term accommodation should be more restrictive.	Accept in Part
2080.1			Patricia Thomson	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation variation is withdrawn in its entirety.	Reject
2080.3			Patricia Thomson	6-Visitor Accommodation - Variation	Oppose	That there is a simple one-off registration system with a reasonable rate system.	Reject

2080.4			Patricia Thomson	6-Visitor Accommodation - Variation	Oppose	Opposes the restrictions relating to 3 lets per year and 28 nights.	Accept in Part
2080.5			Patricia Thomson	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 5 guests per night for Homestay activities.	Reject
2080.6			Patricia Thomson	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 8 vehicle trips per day for Homestay activities.	Accept
2080.7			Patricia Thomson	6-Visitor Accommodation - Variation	Oppose	Opposes the non-complying activity status for Residential Visitor Accommodation and Homestay activities which require resource consent in the Low Density Residential Zone, Medium Residential Density Zone, Large Lot Residential Zone, Rural Residential Zone, Rural Lifestyle Zone, Jacks Point Special Zone, Waterfall Park Special Zone, Millbrook Special Zone, and Arrowtown Residential Historic Management Zone.	Accept in Part
2080.10			Patricia Thomson	6-Visitor Accommodation - Variation	Oppose	That rules relating to non-notification of resource consent applications should also apply to Residential Visitor Accommodation and Homestay activities.	Reject
2080.12			Patricia Thomson	6-Visitor Accommodation - Variation	Oppose	Opposes the 8 vehicle trip per day limit for Residential Visitor Accommodation activities.	Accept
2081.1			Jessica Carr	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation variation is withdrawn in its entirety.	Reject
2081.3			Jessica Carr	6-Visitor Accommodation - Variation	Oppose	That there is a simple one-off registration system with a reasonable rate system.	Reject
2081.4			Jessica Carr	6-Visitor Accommodation - Variation	Oppose	Opposes the restrictions relating to 3 lets per year and 28 nights.	Accept in Part

2081.5			Jessica Carr	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 5 guests per night for Homestay activities.	Reject
2081.6			Jessica Carr	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 8 vehicle trips per day for Homestay activities.	Accept
2081.7			Jessica Carr	6-Visitor Accommodation - Variation	Oppose	Opposes the non-complying activity status for Residential Visitor Accommodation and Homestay activities which require resource consent in the Low Density Residential Zone, Medium Residential Density Zone, Large Lot Residential Zone, Rural Residential Zone, Rural Lifestyle Zone, Jacks Point Special Zone, Waterfall Park Special Zone, Millbrook Special Zone, and Arrowtown Residential Historic Management Zone.	Accept in Part
2081.10			Jessica Carr	6-Visitor Accommodation - Variation	Oppose	That rules relating to non-notification of resource consent applications should also apply to Residential Visitor Accommodation and Homestay activities.	Reject
2081.12			Jessica Carr	6-Visitor Accommodation - Variation	Oppose	Opposes the 8 vehicle trip per day limit for Residential Visitor Accommodation activities.	Accept
2082.1			Gemma Ansty	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation variation is withdrawn in its entirety.	Reject
2082.3			Gemma Ansty	6-Visitor Accommodation - Variation	Oppose	That there is a simple one-off registration system with a reasonable rate system.	Reject
2082.4			Gemma Ansty	6-Visitor Accommodation - Variation	Oppose	Opposes the restrictions relating to 3 lets per year and 28 nights.	Accept in Part
2082.5			Gemma Ansty	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 5 guests per night for Homestay activities.	Reject



2082.6			Gemma Ansty	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 8 vehicle trips per day for Homestay activities.	Accept
2082.7			Gemma Ansty	6-Visitor Accommodation - Variation	Oppose	Opposes the non-complying activity status for Residential Visitor Accommodation and Homestay activities which require resource consent in the Low Density Residential Zone, Medium Residential Density Zone, Large Lot Residential Zone, Rural Residential Zone, Rural Lifestyle Zone, Jacks Point Special Zone, Waterfall Park Special Zone, Millbrook Special Zone, and Arrowtown Residential Historic Management Zone.	Accept in Part
2082.10			Gemma Ansty	6-Visitor Accommodation - Variation	Oppose	That rules relating to non-notification of resource consent applications should also apply to Residential Visitor Accommodation and Homestay activities.	Reject
2082.12			Gemma Ansty	6-Visitor Accommodation - Variation	Oppose	Opposes the 8 vehicle trip per day limit for Residential Visitor Accommodation activities.	Accept
2083.2			Kim Netzler	6-Visitor Accommodation - Variation	Oppose	That the need for a resource consent be removed to let the market control visitor accommodation activities.	Reject
2083.2	FS2759.28	Mitchell Daysh Limited	Queenstown Airport Corporation	6-Visitor Accommodation - Variation	Oppose	That the submission is opposed to the extent that it may result in the removal of provisions relating to activities sensitive to aircraft noise.	Accept in Part
2083.3			Kim Netzler	6-Visitor Accommodation - Variation	Oppose	That the Council should build a hostel to accommodate hospitality staff.	Reject
2086.1			Phil Winstone	6-Visitor Accommodation - Variation	Oppose	That the 28 night restriction on residential visitor accommodation should be rejected and the operative 90 day limit should remain if a limit is required.	Accept in Part
2086.2			Phil Winstone	6-Visitor Accommodation - Variation	Oppose	That employers be required to provide worker accommodation in all future developments.	Reject

2090.1			Spectrum Property Group Ltd	6-Visitor Accommodation - Variation	Oppose	That the proposed visitor accommodation variation is amended to provide allowances for short term luxury accommodation.	Accept in Part
2090.1	FS2759.43	Mitchell Daysh Limited	Queenstown Airport Corporation	6-Visitor Accommodation - Variation	Oppose	That the submission is opposed to the extent that it is inconsistent with the recommendations set out in NZS6805.	Accept in Part
2090.2			Spectrum Property Group Ltd	6-Visitor Accommodation - Variation	Oppose	That the proposed visitor accommodation variation be amended to require professional management measures for visitor accommodation activities.	Accept in Part
2090.2	FS2759.44	Mitchell Daysh Limited	Queenstown Airport Corporation	6-Visitor Accommodation - Variation	Oppose	That the submission is opposed to the extent that it is inconsistent with the recommendations set out in NZS6805.	Accept in Part
2091.1			Brian Hall	6-Visitor Accommodation - Variation	Oppose	That the proposed visitor accommodation variation be rejected in its entirety.	Reject
2091.2			Brian Hall	6-Visitor Accommodation - Variation	Oppose	That a bed tax be introduced.	Reject
2091.3			Brian Hall	6-Visitor Accommodation - Variation	Oppose	That QLDC should be incentivising and promoting the use of holiday homes and homestays not restricting them.	Reject
2092.1			Louise Hall	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation variation is withdrawn in its entirety.	Reject
2092.3			Louise Hall	6-Visitor Accommodation - Variation	Oppose	That there is a simple one-off registration system with a reasonable rate system.	Reject

2092.4			Louise Hall	6-Visitor Accommodation - Variation	Oppose	Opposes the restrictions relating to 3 lets per year and 28 nights.	Accept in Part
2092.5			Louise Hall	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 5 guests per night for Homestay activities.	Reject
2092.6			Louise Hall	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 8 vehicle trips per day for Homestay activities.	Accept
2092.7			Louise Hall	6-Visitor Accommodation - Variation	Oppose	Opposes the non-complying activity status for Residential Visitor Accommodation and Homestay activities which require resource consent in the Low Density Residential Zone, Medium Residential Density Zone, Large Lot Residential Zone, Rural Residential Zone, Rural Lifestyle Zone, Jacks Point Special Zone, Waterfall Park Special Zone, Millbrook Special Zone, and Arrowtown Residential Historic Management Zone.	Accept in Part
2092.10			Louise Hall	6-Visitor Accommodation - Variation	Oppose	That rules relating to non-notification of resource consent applications should also apply to Residential Visitor Accommodation and Homestay activities.	Reject
2092.12			Louise Hall	6-Visitor Accommodation - Variation	Oppose	Opposes the 8 vehicle trip per day limit for Residential Visitor Accommodation activities.	Accept
2093.1			Trineka Newton	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation variation is withdrawn in its entirety.	Reject
2093.3			Trineka Newton	6-Visitor Accommodation - Variation	Oppose	That there is a simple one-off registration system with a reasonable rate system.	Reject
2093.4			Trineka Newton	6-Visitor Accommodation - Variation	Oppose	Opposes the restrictions relating to 3 lets per year and 28 nights.	Accept in Part

2093.5			Trineka Newton	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 5 guests per night for Homestay activities.	Reject
2093.6			Trineka Newton	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 8 vehicle trips per day for Homestay activities.	Accept
2093.7			Trineka Newton	6-Visitor Accommodation - Variation	Oppose	Opposes the non-complying activity status for Residential Visitor Accommodation and Homestay activities which require resource consent in the Low Density Residential Zone, Medium Residential Density Zone, Large Lot Residential Zone, Rural Residential Zone, Rural Lifestyle Zone, Jacks Point Special Zone, Waterfall Park Special Zone, Millbrook Special Zone, and Arrowtown Residential Historic Management Zone.	Accept in Part
2093.10			Trineka Newton	6-Visitor Accommodation - Variation	Oppose	That rules relating to non-notification of resource consent applications should also apply to Residential Visitor Accommodation and Homestay activities.	Reject
2093.12			Trineka Newton	6-Visitor Accommodation - Variation	Oppose	Opposes the 8 vehicle trip per day limit for Residential Visitor Accommodation activities.	Accept
2094.1			Chris O'Leary	6-Visitor Accommodation - Variation	Oppose	Reject the visitor accommodation variation and continue with the operative rules.	Reject
2096.1			Rosie Mackay	6-Visitor Accommodation - Variation	Oppose	Reject the proposed visitor accommodation variation in its entirety.	Reject
2097.13			Dalefield Trustee Limited	6-Visitor Accommodation - Variation	Oppose	That rules 24.5.15 and 24.5.16 are amended in the following manner: - increased from 3 lets to 9 lets per year; - increased from 30 days to 90 days per year; and - that the activity status for breaches to the above amended standards is amended from non-complying to restricted discretionary, with the matters of discretion restricted to traffic and parking; amenity and privacy; noise, vibration, lighting; rubbish storage and collection; and pedestrian safety.	Accept in Part
2099.2			Julian and Carrie Adams	6-Visitor Accommodation - Variation	Oppose	That the standards relating to Residential Visitor Accommodation and Homestays in all zones are amended to allow up to 90 letting days per annum where registered, and 28 letting days per annum in a single let where unregistered.	Reject

2099.3			Julian and Carrie Adams	6-Visitor Accommodation - Variation	Oppose	That the Council should instigate cheap worker housing projects.	Reject
2100.1			Jennifer McBride	6-Visitor Accommodation - Variation	Oppose	That the proposed visitor accommodation variation is rejected in its entirety.	Reject
2100.2			Jennifer McBride	6-Visitor Accommodation - Variation	Oppose	That the rules relating to building density and height should be amended in specific areas to provide additional worker accommodation.	Reject
2100.3			Jennifer McBride	6-Visitor Accommodation - Variation	Oppose	That employers should be required to provide worker accommodation with new developments.	Reject
2102.1			Adelle Alexander	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation variation is withdrawn in its entirety.	Reject
2102.3			Adelle Alexander	6-Visitor Accommodation - Variation	Oppose	That there is a simple one-off registration system with a reasonable rate system.	Reject
2102.4			Adelle Alexander	6-Visitor Accommodation - Variation	Oppose	Opposes the restrictions relating to 3 lets per year and 28 nights.	Accept in Part
2102.5			Adelle Alexander	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 5 guests per night for Homestay activities.	Reject
2102.6			Adelle Alexander	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 8 vehicle trips per day for Homestay activities.	Accept

2102.7			Adelle Alexander	6-Visitor Accommodation - Variation	Oppose	Opposes the non-complying activity status for Residential Visitor Accommodation and Homestay activities which require resource consent in the Low Density Residential Zone, Medium Residential Density Zone, Large Lot Residential Zone, Rural Residential Zone, Rural Lifestyle Zone, Jacks Point Special Zone, Waterfall Park Special Zone, Millbrook Special Zone, and Arrowtown Residential Historic Management Zone.	Accept in Part
2102.10			Adelle Alexander	6-Visitor Accommodation - Variation	Oppose	That rules relating to non-notification of resource consent applications should also apply to Residential Visitor Accommodation and Homestay activities.	Reject
2102.12			Adelle Alexander	6-Visitor Accommodation - Variation	Oppose	Opposes the 8 vehicle trip per day limit for Residential Visitor Accommodation activities.	Accept
2105.2			Matthew Wilson	6-Visitor Accommodation - Variation	Oppose	That the standards relating to Residential Visitor Accommodation and Homestays are amended for each zone to allow up to 90 letting days per year when registered, and 28 days per year in a single let when unregistered.	Reject
2107.2			Graeme and Christine Castle	6-Visitor Accommodation - Variation	Oppose	That standards related to Homestays and Residential Visitor Accommodation in each zone are amended to allow up to 90 letting days per year if registered, and 28 days per year if unregistered.	Reject
2108.1			A Cairns	6-Visitor Accommodation - Variation	Support	Supports the visitor accommodation variation.	Accept in Part
2108.2			A Cairns	6-Visitor Accommodation - Variation	Oppose	That the same compliance, health and safety and rating apply to all accommodation providers.	Accept in Part
2109.1			Jo Wisnesky	6-Visitor Accommodation - Variation	Other	Supports the visitor accommodation variation, so long as all residential structures rented out are: - registered with Council; and - inspected by Council to ensure all health and safety rules are being met; and - paying commercial rates.	Accept in Part
2110.1			Gwena and Graham Molloy	6-Visitor Accommodation - Variation	Not Stated	That there should be greater regulation of freedom camping vehicles.	Reject

2111.1			James Anderson	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation variation is withdrawn in its entirety.	Reject
2111.3			James Anderson	6-Visitor Accommodation - Variation	Oppose	That there is a simple one-off registration system with a reasonable rate system.	Reject
2111.4			James Anderson	6-Visitor Accommodation - Variation	Oppose	Opposes the restrictions relating to 3 lets per year and 28 nights.	Accept in Part
2111.5			James Anderson	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 5 guests per night for Homestay activities.	Reject
2111.6			James Anderson	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 8 vehicle trips per day for Homestay activities.	Accept
2111.7			James Anderson	6-Visitor Accommodation - Variation	Oppose	Opposes the non-complying activity status for Residential Visitor Accommodation and Homestay activities which require resource consent in the Low Density Residential Zone, Medium Residential Density Zone, Large Lot Residential Zone, Rural Residential Zone, Rural Lifestyle Zone, Jacks Point Special Zone, Waterfall Park Special Zone, Millbrook Special Zone, and Arrowtown Residential Historic Management Zone.	Accept in Part
2111.10			James Anderson	6-Visitor Accommodation - Variation	Oppose	That rules relating to non-notification of resource consent applications should also apply to Residential Visitor Accommodation and Homestay activities.	Reject
2111.12			James Anderson	6-Visitor Accommodation - Variation	Oppose	Opposes the 8 vehicle trip per day limit for Residential Visitor Accommodation activities.	Accept
2112.1			Juan Llona	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation variation is withdrawn in its entirety.	Reject

2112.3			Juan Llona	6-Visitor Accommodation - Variation	Oppose	That there is a simple one-off registration system with a reasonable rate system.	Reject
2112.4			Juan Llona	6-Visitor Accommodation - Variation	Oppose	Opposes the restrictions relating to 3 lets per year and 28 nights.	Accept in Part
2112.5			Juan Llona	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 5 guests per night for Homestay activities.	Reject
2112.6			Juan Llona	6-Visitor Accommodation - Variation	Oppose	Opposes the limit of 8 vehicle trips per day for Homestay activities.	Accept
2112.7			Juan Llona	6-Visitor Accommodation - Variation	Oppose	Opposes the non-complying activity status for Residential Visitor Accommodation and Homestay activities which require resource consent in the Low Density Residential Zone, Medium Residential Density Zone, Large Lot Residential Zone, Rural Residential Zone, Rural Lifestyle Zone, Jacks Point Special Zone, Waterfall Park Special Zone, Millbrook Special Zone, and Arrowtown Residential Historic Management Zone.	Accept in Part
2112.10			Juan Llona	6-Visitor Accommodation - Variation	Oppose	That rules relating to non-notification of resource consent applications should also apply to Residential Visitor Accommodation and Homestay activities.	Reject
2112.12			Juan Llona	6-Visitor Accommodation - Variation	Oppose	Opposes the 8 vehicle trip per day limit for Residential Visitor Accommodation activities.	Accept
2113.1			Noel Coutts	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation variation is rejected in its entirety.	Reject
2113.3			Noel Coutts	6-Visitor Accommodation - Variation	Oppose	That the restrictions on commercial letting (3 lets per year, 28 night limit and 8 vehicle movements limit) are rejected.	Accept in Part



2113.4			Noel Coutts	6-Visitor Accommodation - Variation	Oppose	That the restrictions on homestays (5 guest limit, and maximum of 8 vehicle trips per day) are rejected and no restrictions should apply.	Accept in Part
2113.4	FS2759.29	Mitchell Daysh Limited	Queenstown Airport Corporation	6-Visitor Accommodation - Variation	Oppose	That the submission is opposed to the extent that it may result in the removal of provisions relating to activities sensitive to aircraft noise.	Accept in Part
2113.5			Noel Coutts	6-Visitor Accommodation - Variation	Oppose	Opposes the non-complying activity status for Residential Visitor Accommodation and Homestay activities which require resource consent in the Low Density Residential Zone, Medium Residential Density Zone, Large Lot Residential Zone, Rural Residential Zone, Rural Lifestyle Zone, Jacks Point Special Zone, Waterfall Park Special Zone, Millbrook Special Zone, and Arrowtown Residential Historic Management Zone.	Accept in Part
2113.6			Noel Coutts	6-Visitor Accommodation - Variation	Oppose	That the proposed Discretionary activity status for residential visitor accommodation and homestays failing to comply with permitted activity standards in the Rural and Gibbston Character Zones is rejected.	Reject
2113.7			Noel Coutts	6-Visitor Accommodation - Variation	Oppose	That the restricted discretionary and controlled activity status for homestays in the High Density Residential Zone and Business Mixed Use Zone are rejected.	Reject
2113.8			Noel Coutts	6-Visitor Accommodation - Variation	Oppose	That rules related to non-notification of resource consent applications should apply to residential visitor accommodation and homestays.	Reject
2114.1			Oanita Collins	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation variation is rejected in its entirety.	Reject
2114.3			Oanita Collins	6-Visitor Accommodation - Variation	Oppose	That the restrictions on commercial letting (3 lets per year, 28 night limit and 8 vehicle movements limit) are rejected.	Accept in Part
2114.4			Oanita Collins	6-Visitor Accommodation - Variation	Oppose	That the restrictions on homestays (5 guest limit, and maximum of 8 vehicle trips per day) are rejected and no restrictions should apply.	Accept in Part

2114.4	FS2759.30	Mitchell Daysh Limited	Queenstown Airport Corporation	6-Visitor Accommodation - Variation	Oppose	That the submission is opposed to the extent that it may result in the removal of provisions relating to activities sensitive to aircraft noise.	Accept in Part
2114.5			Oanita Collins	6-Visitor Accommodation - Variation	Oppose	Opposes the non-complying activity status for Residential Visitor Accommodation and Homestay activities which require resource consent in the Low Density Residential Zone, Medium Residential Density Zone, Large Lot Residential Zone, Rural Residential Zone, Rural Lifestyle Zone, Jacks Point Special Zone, Waterfall Park Special Zone, Millbrook Special Zone, and Arrowtown Residential Historic Management Zone.	Accept in Part
2114.6			Oanita Collins	6-Visitor Accommodation - Variation	Oppose	That the proposed Discretionary activity status for residential visitor accommodation and homestays failing to comply with permitted activity standards in the Rural and Gibbston Character Zones is rejected.	Reject
2114.6	FS2738.20	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation	Support	That the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone be opposed.	Accept in Part
2114.7			Oanita Collins	6-Visitor Accommodation - Variation	Oppose	That the restricted discretionary and controlled activity status for homestays in the High Density Residential Zone and Business Mixed Use Zone are rejected.	Reject
2114.8			Oanita Collins	6-Visitor Accommodation - Variation	Oppose	That rules related to non-notification of resource consent applications should apply to residential visitor accommodation and homestays.	Reject
2115.1			Abe Francis	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation variation is rejected in its entirety.	Reject
2116.1			Cornelia Bryant	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation variation is rejected in its entirety.	Reject
2116.3			Cornelia Bryant	6-Visitor Accommodation - Variation	Oppose	That the restrictions on commercial letting (3 lets per year, 28 night limit and 8 vehicle movements limit) are rejected.	Accept in Part

2116.3	FS2759.31	Mitchell Daysh Limited	Queenstown Airport Corporation	6-Visitor Accommodation - Variation	Oppose	That the submission is opposed to the extent that it may result in the removal of provisions relating to activities sensitive to aircraft noise.	Accept in Part
2116.4			Cornelia Bryant	6-Visitor Accommodation - Variation	Oppose	That the restrictions on homestays (5 guest limit, and maximum of 8 vehicle trips per day) are rejected and no restrictions should apply.	Accept in Part
2116.5			Cornelia Bryant	6-Visitor Accommodation - Variation	Oppose	Opposes the non-complying activity status for Residential Visitor Accommodation and Homestay activities which required resource consent in the Low Density Residential Zone, Medium Residential Density Zone, Large Lot Residential Zone, Rural Residential Zone, Rural Lifestyle Zone, Jacks Point Special Zone, Waterfall Park Special Zone, Millbrook Special Zone, and Arrowtown Residential Historic Management Zone.	Accept in Part
2116.6			Cornelia Bryant	6-Visitor Accommodation - Variation	Oppose	That the proposed Discretionary activity status for residential visitor accommodation and homestays failing to comply with permitted activity standards in the Rural and Gibbston Character Zones is rejected.	Reject
2116.7			Cornelia Bryant	6-Visitor Accommodation - Variation	Oppose	That the restricted discretionary and controlled activity status for homestays in the High Density Residential Zone and Business Mixed Use Zone are rejected.	Reject
2116.8			Cornelia Bryant	6-Visitor Accommodation - Variation	Oppose	That rules related to non-notification of resource consent applications should apply to residential visitor accommodation and homestays.	Reject
2117.1			Danelle Jones	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation variation is rejected in its entirety.	Reject
2117.3			Danelle Jones	6-Visitor Accommodation - Variation	Oppose	That the restrictions on commercial letting (3 lets per year, 28 night limit and 8 vehicle movements limit) are rejected.	Accept in Part
2117.4			Danelle Jones	6-Visitor Accommodation - Variation	Oppose	That the restrictions on homestays (5 guest limit, and maximum of 8 vehicle trips per day) are rejected and no restrictions should apply.	Accept in Part

2117.4	FS2759.32	Mitchell Daysh Limited	Queenstown Airport Corporation	6-Visitor Accommodation - Variation	Oppose	That the submission is opposed to the extent that it may result in the removal of provisions relating to activities sensitive to aircraft noise.	Accept in Part
2117.5			Danelle Jones	6-Visitor Accommodation - Variation	Oppose	Opposes the non-complying activity status for Residential Visitor Accommodation and Homestay activities which require resource consent in the Low Density Residential Zone, Medium Residential Density Zone, Large Lot Residential Zone, Rural Residential Zone, Rural Lifestyle Zone, Jacks Point Special Zone, Waterfall Park Special Zone, Millbrook Special Zone, and Arrowtown Residential Historic Management Zone.	Accept in Part
2117.6			Danelle Jones	6-Visitor Accommodation - Variation	Oppose	That the proposed Discretionary activity status for residential visitor accommodation and homestays failing to comply with permitted activity standards in the Rural and Gibbston Character Zones is rejected.	Reject
2117.6	FS2738.21	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation	Support	That the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone be opposed.	Accept in Part
2117.7			Danelle Jones	6-Visitor Accommodation - Variation	Oppose	That the restricted discretionary and controlled activity status for homestays in the High Density Residential Zone and Business Mixed Use Zone are rejected.	Reject
2117.8			Danelle Jones	6-Visitor Accommodation - Variation	Oppose	That rules related to non-notification of resource consent applications should apply to residential visitor accommodation and homestays.	Reject
2118.1			Lisa Murphy	6-Visitor Accommodation - Variation	Support	Supports the inclusion of apartments for visitor accommodation.	Accept
2118.2			Lisa Murphy	6-Visitor Accommodation - Variation	Oppose	Opposes minimum stay requirements and the 28 night limit with no more than 3 lets per year limits.	Accept in Part
2118.3			Lisa Murphy	6-Visitor Accommodation - Variation	Oppose	That the restrictions on vehicles movements are rejected.	Accept

2118.4			Lisa Murphy	6-Visitor Accommodation - Variation	Support	Supports rules restricting heavy vehicles and buses.	Accept
2118.5			Lisa Murphy	6-Visitor Accommodation - Variation	Support	Support stopping the use of holiday homes for commercial letting.	Accept in Part
2119.1			Virginia Brown	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation variation is rejected in its entirety.	Reject
2119.3			Virginia Brown	6-Visitor Accommodation - Variation	Oppose	That the restrictions on commercial letting (3 lets per year, 28 night limit and 8 vehicle movements limit) are rejected.	Accept in Part
2119.4			Virginia Brown	6-Visitor Accommodation - Variation	Oppose	That the restrictions on homestays (5 guest limit, and maximum of 8 vehicle trips per day) are rejected and no restrictions should apply.	Accept in Part
2119.4	FS2759.33	Mitchell Daysh Limited	Queenstown Airport Corporation	6-Visitor Accommodation - Variation	Oppose	That the submission is opposed to the extent that it may result in the removal of provisions relating to activities sensitive to aircraft noise.	Accept in Part
2119.5			Virginia Brown	6-Visitor Accommodation - Variation	Oppose	Opposes the non-complying activity status for Residential Visitor Accommodation and Homestay activities which required resource consent in the Low Density Residential Zone, Medium Residential Density Zone, Large Lot Residential Zone, Rural Residential Zone, Rural Lifestyle Zone, Jacks Point Special Zone, Waterfall Park Special Zone, Millbrook Special Zone, and Arrowtown Residential Historic Management Zone.	Accept in Part
2119.6			Virginia Brown	6-Visitor Accommodation - Variation	Oppose	That the proposed Discretionary activity status for residential visitor accommodation and homestays failing to comply with permitted activity standards in the Rural and Gibbston Character Zones is rejected.	Reject
2119.6	FS2738.22	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation	Support	That the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone be opposed.	Accept in Part

2119.7			Virginia Brown	6-Visitor Accommodation - Variation	Oppose	That the restricted discretionary and controlled activity status for homestays in the High Density Residential Zone and Business Mixed Use Zone are rejected.	Reject
2119.8			Virginia Brown	6-Visitor Accommodation - Variation	Oppose	That rules related to non-notification of resource consent applications should apply to residential visitor accommodation and homestays.	Reject
2120.1			Graeme Dear	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation variation is rejected in its entirety.	Reject
2120.2			Graeme Dear	6-Visitor Accommodation - Variation	Oppose	Opposes the requirement for 1 car park to be provided per bedroom.	Reject
2120.3			Graeme Dear	6-Visitor Accommodation - Variation	Oppose	That large developments should be required to provide worker accommodation.	Reject
2121.1			Jeffery Jones	6-Visitor Accommodation - Variation	Oppose	That QLDC should support and encourage homesharing.	Accept in Part
2121.2			Jeffery Jones	6-Visitor Accommodation - Variation	Oppose	That an alternative proposal be implemented.	Accept in Part
2124.1			Doug Champion	6-Visitor Accommodation - Variation	Oppose	That all visitor accommodation providers be required to comply with all legal requirements including car parking, fire safety, building codes etc.	Accept in Part
2125.1			Leah Hissey	6-Visitor Accommodation - Variation	Oppose	That all visitor accommodation providers should be required to meet health and safety requirements, and provide adequate parking.	Accept in Part

2127.1			Pete Marshall	6-Visitor Accommodation - Variation	Oppose	That a bed tax be implemented.	Reject
2127.2			Pete Marshall	6-Visitor Accommodation - Variation	Oppose	Opposes the visitor accommodation variation.	Reject
2130.2			John Hogg	6-Visitor Accommodation - Variation	Oppose	Supports the introduction of a bed tax.	Reject
2132.1			Barbara Dickie	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation variation is rejected and the current 90 day limit retained.	Accept in Part
2133.5			Tonnie & Erna Spijkerbosch	6-Visitor Accommodation - Variation	Oppose	That there should be no Residential Visitor Accommodation activity provided for. Any property being advertised for visitor accommodation should be considered a commercial business and comply with the same rules and regulations as any hotel, motel or camp ground.	Reject
2137.4			Lindsay and Di Williams	6-Visitor Accommodation - Variation	Oppose	That standards are included for all Residential Visitor Accommodation activities that ensure the same minimum amenities as commercial visitor accommodation, adheres to noise standards, provides minimum on-site car parking and restricts accommodation to the primary building (i.e. no caravans or tents).	Accept in Part
2137.5			Lindsay and Di Williams	6-Visitor Accommodation - Variation	Oppose	That all Residential Visitor Accommodation activities be required to be registered and that this registration be for 12 months only at a time then reviewed.	Reject
2137.6			Lindsay and Di Williams	6-Visitor Accommodation - Variation	Other	That Rule 24.4.1 is confirmed on the basis freedom camping in the Wakatipu Basin is a non-complying activity,	Reject
2138.1			Andre Simon	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation variation is rejected in its entirety.	Accept in Part

2138.2			Andre Simon	6-Visitor Accommodation - Variation	Oppose	That compliance with the existing rules is required rather than more restrictive rules.	Accept in Part	
2139.1			Anna Simmonds	6-Visitor Accommodation - Variation	Oppose	That the variation is rejected in its entirety.	Accept in Part	
2141.1			Jamie Roy	6-Visitor Accommodation - Variation	Oppose	That the status quo visitor accommodation rules remain or that a regime be proposed in which visitor accommodation activities are made restricted discretionary activities in the Low Density Residential, Large Lot Residential and Rural Zones and that non-notification provisions be provided for where applications adequately address matters of discretion.	Reject	
2141.1	2141.1	FS2738.31	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation	Support	The status quo visitor accommodation rules remain or a regime be proposed in which visitor accommodation activities are made restricted discretionary activities in Rural Zone and that non-notification provisions be provided for where applications adequately address matters of discretion.	Reject
2141.2			Jamie Roy	6-Visitor Accommodation - Variation	Oppose	That the status quo visitor accommodation rules remain or that a regime be proposed in which visitor accommodation activities are made restricted discretionary activities in the Low Density Residential, Large Lot Residential and Rural Zones and that non-notification provisions be provided for where applications adequately address matters of discretion.	Reject	
2142.1			Linda Blake	6-Visitor Accommodation - Variation	Oppose	That the 90 day letting period for holiday homes be retained with no maximum number of lets.	Accept in Part	
2142.2			Linda Blake	6-Visitor Accommodation - Variation	Oppose	That only those commercial scale whole house visitor accommodation activities should be targeted by the visitor accommodation variation.	Reject	
2143.1			Wanaka Bed And Breakfast Association	6-Visitor Accommodation - Variation	Oppose	That all owners of holiday houses and self contained accommodation in Wanaka be required to comply with local bylaws, pay fair rates, and meet visitor accommodation standards.	Accept in Part	
2143.2			Wanaka Bed And Breakfast Association	6-Visitor Accommodation - Variation	Oppose	That all holiday home owners be required to complete a resource consent and register.	Reject	



2145.2			David Marsh	6-Visitor Accommodation - Variation	Oppose	That Council invest in accommodation for rent at reasonable rates for longer term tenants.	Reject
2148.2			Steve Hamilton	6-Visitor Accommodation - Variation	Oppose	Amend the standards relating to Homestays and Residential Visitor Accommodation in each zone to allow up to 90 days/year where registered or 28 days in a single let where unregistered.	Reject
2148.3			Steve Hamilton	6-Visitor Accommodation - Variation	Other	That QLDC audit and undertake research on how many homes will be removed from the pool of rental properties if the change goes ahead.	Reject
2149.1			Lisa Schmidt	6-Visitor Accommodation - Variation	Oppose	That the operative visitor accommodation rules are retained or that visitor accommodation in the Low Density Residential, Large Lot Residential and Rural Zones are restricted discretionary and provided for as non-notified where matters of discretion are adequately addressed in resource consent applications.	Accept in Part
2149.1	FS2738.32	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation	Support	Retain the operative visitor accommodation rules or visitor accommodation in the Rural Zone is restricted discretionary and provided for as non-notified where matters of discretion are adequately addressed in resource consent applications.	Accept in Part
2152.1			Bridgit Parker	6-Visitor Accommodation - Variation	Oppose	That the blanket permission to allow Homestay as a permitted activity without regulation to address fire, health and safety, building compliance and effects on the environment are rejected.	Accept in Part
2152.3			Bridgit Parker	6-Visitor Accommodation - Variation	Support	That the non-complying status for activities not meeting the permitted thresholds is accepted.	Accept in Part
2152.4			Bridgit Parker	6-Visitor Accommodation - Variation	Oppose	That restrictions or higher rates be considered.	Reject
2152.5			Bridgit Parker	6-Visitor Accommodation - Variation	Oppose	Properties need to be registered, monitored and records need to be kept by all exceeding the permitted thresholds, including health and safety, building and fire compliance etc.	Accept in Part

2152.6			Bridgit Parker	6-Visitor Accommodation - Variation	Oppose	That properties should pay additional rates based on or proportional to the amount of letting, average daily rates or monthly/annual incomes they return.	Reject
2153.1			Ken Alexander	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation changes are rejected and replaced with a more realistic alternative.	Accept in Part
2154.1			Alison Brownlie	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation changes are rejected in their entirety.	Accept in Part
2156.1			Shana Makuta	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation variation is rejected in its entirety.	Accept in Part
2157.1			John Steven Brownlie	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation variation is withdrawn in its entirety.	Accept in Part
2158.1			Gayle Brownlie	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation variation is withdrawn in its entirety.	Accept in Part
2159.1			Dianne Smith	6-Visitor Accommodation - Variation	Oppose	That any any homes rented for short term accommodation without onsite management should be stopped.	Reject
2159.2			Dianne Smith	6-Visitor Accommodation - Variation	Oppose	That homes operating as visitor accommodation should be required to meet all commercial accommodation requirements ie fire safety, parking, health and safety etc.	Reject
2160.1			Pete Smith	6-Visitor Accommodation - Variation	Oppose	That all visitor accommodation operators be required to meet the same requirements for parking, fire ratings, maximum number of beds per room, noise, etc.	Accept in Part

2161.2			Anthony Miller	6-Visitor Accommodation - Variation	Oppose	Amend the standards relating to Homestays and Residential Visitor Accommodation in each zone to allow up to 90 letting days/year where registered or 28 days in a single let where unregistered.	Reject
2162.1			Noeline Almond	6-Visitor Accommodation - Variation	Oppose	Opposes the visitor accommodation variation..	Accept in Part
2162.2			Noeline Almond	6-Visitor Accommodation - Variation	Oppose	That the existing rules be enforced.	Accept in Part
2162.3			Noeline Almond	6-Visitor Accommodation - Variation	Other	That apartments, flats and duplexes should be able to be registered for visitor accommodation activities provided they meet relevant standards.	Accept in Part
2162.4			Noeline Almond	6-Visitor Accommodation - Variation	Oppose	That Council assist the development of worker accommodation.	Reject
2162.5			Noeline Almond	6-Visitor Accommodation - Variation	Oppose	That the freedom camping rules be enforced.	Reject
2164.1			Sharon Carpenter	6-Visitor Accommodation - Variation	Oppose	That the rules limiting to 3 lets and 28 nights per year are rejected.	Accept in Part
2166.1			Kellie Francis	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation variation is withdrawn in its entirety.	Accept in Part
2168.1			Darryl Gunn	6-Visitor Accommodation - Variation	Oppose	That house owners be allowed to provide visitor accommodation for as many nights as they wish and not incur a rates penalty for doing so.	Reject

2170.1			Nick Winstone	6-Visitor Accommodation - Variation	Oppose	That rules limiting visitor accommodation in Arrowtown be rejected or that the status quo provisions remain if not extended and relaxed.	Accept in Part
2172.3			Mark Smith	6-Visitor Accommodation - Variation	Oppose	That the establishment of new accommodation is restricted rather than those who are already operating legally.	Accept
2172.8			Mark Smith	6-Visitor Accommodation - Variation	Other	That properties already used for visitor accommodation which are registered and paying additional rates should be able to continue to operate.	Accept
2173.1			Ian Wilson	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation provisions are rejected.	Accept in Part
2173.2			Ian Wilson	6-Visitor Accommodation - Variation	Oppose	That alternative solutions for worker accommodation be provided for.	Reject
2173.3			Ian Wilson	6-Visitor Accommodation - Variation	Oppose	That alternative solutions be used to assist people move from rentals to home ownership.	Reject
2174.1			Andi Delis	6-Visitor Accommodation - Variation	Other	That Rule -standard 9.5.12.1 is amended to delete the maximum number of lets and increase the cumulative total of nights to 90 nights in a 12 month period	Accept in Part
2175.1			Dynamic Guest House Limited	6-Visitor Accommodation - Variation	Oppose	Opposes the Visitor Accommodation Variation.	Accept in Part
2176.1			Ellen Delis	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation Variation is rejected.	Accept in Part

2177.1			Carole and Richard Thompson	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation Variation is rejected.	Accept in Part
2178.1			Justin Murphy	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation Variation is rejected.	Accept in Part
2178.2			Justin Murphy	6-Visitor Accommodation - Variation	Oppose	Opposes limiting the number of vehicle movements to 8.	Accept
2178.3			Justin Murphy	6-Visitor Accommodation - Variation	Oppose	That any reduction in the 90 day let limit should be reduced in small increments.	Accept in Part
2179.1			Anne Percy	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation variation is rejected in its entirety.	Reject
2179.3			Anne Percy	6-Visitor Accommodation - Variation	Oppose	That the restrictions on commercial letting (3 lets per year, 28 night limit and 8 vehicle movements limit) are rejected.	Accept in Part
2179.4			Anne Percy	6-Visitor Accommodation - Variation	Oppose	That the restrictions on Homestays (5 guest limit, and maximum of 8 vehicle trips per day) are rejected and no restrictions should apply.	Accept in Part
2179.4	FS2759.34	Mitchell Daysh Limited	Queenstown Airport Corporation	6-Visitor Accommodation - Variation	Oppose	That the submission is opposed to the extent that it may result in the removal of provisions relating to activities sensitive to aircraft noise.	Accept in Part
2179.5			Anne Percy	6-Visitor Accommodation - Variation	Oppose	Opposes the non-complying activity status for Residential Visitor Accommodation and Homestay activities which required resource consent in the Low Density Residential Zone, Medium Residential Density Zone, Large Lot Residential Zone, Rural Residential Zone, Rural Lifestyle Zone, Jacks Point Special Zone, Waterfall Park Special Zone, Millbrook Special Zone, and Arrowtown Residential Historic Management Zone.	Accept in Part

2179.6			Anne Percy	6-Visitor Accommodation - Variation	Oppose	That the proposed Discretionary activity status for Residential Visitor Accommodation and Homestays failing to comply with permitted activity standards in the Rural and Gibbston Character Zones is rejected.	Reject
2179.6	FS2738.23	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation	Support	That the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone be opposed.	Accept in Part
2179.7			Anne Percy	6-Visitor Accommodation - Variation	Oppose	That the restricted discretionary and controlled activity status for Homestays in the High Density Residential Zone and Business Mixed Use Zone are rejected.	Reject
2179.8			Anne Percy	6-Visitor Accommodation - Variation	Oppose	That rules related to non-notification of resource consent applications should apply to Residential Visitor Accommodation and Homestays.	Reject
2180.1			Colleen Morton	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation variation is rejected in its entirety,	Reject
2180.3			Colleen Morton	6-Visitor Accommodation - Variation	Oppose	That the restrictions on commercial letting (3 lets per year, 28 night limit and 8 vehicle movements limit) are rejected.	Accept in Part
2180.4			Colleen Morton	6-Visitor Accommodation - Variation	Oppose	That the restrictions on Homestays (5 guest limit, and maximum of 8 vehicle trips per day) are rejected and no restrictions should apply.	Accept in Part
2180.4	FS2759.35	Mitchell Daysh Limited	Queenstown Airport Corporation	6-Visitor Accommodation - Variation	Oppose	That the submission is opposed to the extent that it may result in the removal of provisions relating to activities sensitive to aircraft noise.	Accept in Part
2180.5			Colleen Morton	6-Visitor Accommodation - Variation	Oppose	Opposes the non-complying activity status for Residential Visitor Accommodation and Homestay activities which required resource consent in the Low Density Residential Zone, Medium Residential Density Zone, Large Lot Residential Zone, Rural Residential Zone, Rural Lifestyle Zone, Jacks Point Special Zone, Waterfall Park Special Zone, Millbrook Special Zone, and Arrowtown Residential Historic Management Zone.	Accept in Part

2180.6			Colleen Morton	6-Visitor Accommodation - Variation	Oppose	That the proposed Discretionary activity status for Residential Visitor Accommodation and Homestays failing to comply with permitted activity standards in the Rural and Gibbston Character Zones is rejected.	Reject
2180.6	FS2738.24	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation	Support	That the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone be opposed.	Accept in Part
2180.7			Colleen Morton	6-Visitor Accommodation - Variation	Oppose	That the restricted discretionary and controlled activity status for Homestays in the High Density Residential Zone and Business Mixed Use Zone are rejected.	Reject
2180.8			Colleen Morton	6-Visitor Accommodation - Variation	Oppose	That rules related to non-notification of resource consent applications should apply to Residential Visitor Accommodation and Homestays.	Reject
2182.1			Gina Papai	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation Variation is rejected.	Accept in Part
2183.1			Heather Kahl	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation Variation is rejected.	Accept in Part
2185.1			Margot Hewitt	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation Variation is rejected and the Operative District Plan rules are continued.	Accept in Part
2185.2			Margot Hewitt	6-Visitor Accommodation - Variation	Oppose	That different visitor accommodation rules apply to Wanaka and Queenstown.	Accept in Part
2186.1			Michelle Harrex	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation Variation is rejected.	Accept in Part

2187.1			Stanley Ruch	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation Variation is rejected.	Accept in Part
2187.2			Stanley Ruch	6-Visitor Accommodation - Variation	Oppose	That the number of days whole homes can be used for visitor accommodation should be increased to 180.	Reject
2188.1			Carlyn McLintock	6-Visitor Accommodation - Variation	Support	That the Visitor Accommodation Variation is accepted	Accept in Part
2188.2			Carlyn McLintock	6-Visitor Accommodation - Variation	Oppose	That the District plan be amended to include registration requirements for all accommodation providers and that they must comply to the same standard as commercial accommodation providers such as fire evacuation, building WOF, parking provisions, building occupation, commercial rates, power and insurance.	Accept in Part
2191.1			Bonnie Simon	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation Variation is rejected.	Accept in Part
2191.2			Bonnie Simon	6-Visitor Accommodation - Variation	Oppose	That compliance with the existing rules is required rather than imposing more restrictive rules.	Accept in Part
2197.1			Jacqui Ennis	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation Variation is rejected.	Accept in Part
2198.1			John Ennis	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation Variation is rejected.	Accept in Part
2198.2			John Ennis	6-Visitor Accommodation - Variation	Oppose	That the Council should offer more land and speed up resource consents for worker accommodation.	Reject



2199.1			Kerry Harford	6-Visitor Accommodation - Variation	Support	That the Visitor Accommodation Variation is accepted.	Accept
2199.2			Kerry Harford	6-Visitor Accommodation - Variation	Oppose	That the Remarkables Park Zone or those areas individually owned as residential properties have the same rules apply as the Low Density Residential Zone.	Reject
2200.1			Liam Kalazich	6-Visitor Accommodation - Variation	Oppose	Opposes the proposed visitor accommodation provisions.	Accept in Part
2201.1			Lisa Kalazich	6-Visitor Accommodation - Variation	Oppose	Opposes the proposed visitor accommodation provisions.	Accept in Part
2202.1			Maggie Ennis	6-Visitor Accommodation - Variation	Oppose	Opposes the proposed visitor accommodation provisions	Accept in Part
2202.2			Maggie Ennis	6-Visitor Accommodation - Variation	Oppose	That the Council opens up more land for worker accommodation.	Reject
2203.1			Mark Thompson	6-Visitor Accommodation - Variation	Oppose	That whole properties be exempt from the 28 day let limit and the requirement for resource consent where owners can prove that their property can not be let as a long term rental.	Accept in Part
2203.2			Mark Thompson	6-Visitor Accommodation - Variation	Oppose	That owners be required to prove certain owner occupancy periods and be limited to a single address.	Reject
2204.1			Michael McMillan	6-Visitor Accommodation - Variation	Support	Supports the proposed visitor accommodation provisions	Accept in Part

2204.2			Michael McMillan	6-Visitor Accommodation - Variation	Oppose	That all providers of accommodation be registered with QLDC, and be registered as commercial providers, and that all buildings used for accommodation must comply with safety and building standards (fire evacuation, building WOF, parking provisions, building occupation, commercial rates etc.	Reject
2204.3			Michael McMillan	6-Visitor Accommodation - Variation	Other	That all homestay, holiday home and single let providers be prevented from short term letting with the minimum let being 60 days.	Accept in Part
2205.1			Robert and Ann Mackie	6-Visitor Accommodation - Variation	Oppose	Opposes the visitor accommodation variation.	Accept in Part
2208.1			Wendy Parsons	6-Visitor Accommodation - Variation	Oppose	That the definition of Homestays and Residential Visitor Accommodation be amended to require occupation by a single group/household rather than multiple parties.	Reject
2208.2			Wendy Parsons	6-Visitor Accommodation - Variation	Oppose	That the standards for Homestays and Residential Visitor Accommodation be amended in each zone to allow 90 letting days a year when registered or 28 days in a single let where unregistered.	Reject
2210.1			Margaret and Bryn Melhop	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation Variation is rejected.	Accept in Part
2211.1			Duncan Good	6-Visitor Accommodation - Variation	Oppose	That the operative Visitor Accommodation rule be enforced rather than creating more restrictive rules.	Accept in Part
2211.2			Duncan Good	6-Visitor Accommodation - Variation	Oppose	That the existing rules be amended to make it a requirement for properties let for more than 28 days to use a local property management company approved by council.	Accept in Part
2212.1			Sara Roy	6-Visitor Accommodation - Variation	Support	That the Visitor Accommodation Variation is accepted.	Accept in Part

2213.1			Peter Preston	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation Variation is rejected or that the changes only relate to those properties where the owner or family do not reside on the property for at least 6 months of the year.	Accept in Part
2215.1			Christopher Relling	6-Visitor Accommodation - Variation	Oppose	That the operative visitor accommodation rules are retained and better education of these rules is implemented.	Accept in Part
2217.1			Rachel Walker	6-Visitor Accommodation - Variation	Oppose	That the 28 day/3 let limit should not apply to those who have the dwelling as their principal place of residence.	Accept in Part
2219.1			Ben Acland	6-Visitor Accommodation - Variation	Oppose	That the area of the Wanaka visitor accommodation sub-zone is increased in line with visitor numbers subject to changes in the Low Density Visitor Accommodation.	Accept in Part
2220.8			Ben Acland	6-Visitor Accommodation - Variation	Oppose	That alternative factors to addressing the issues associated with Visitor Accommodation are considered including increasing developer land contribution for affordable housing to 30%, refining rules on housing trust and increase funding, fast forward public transport projects and increase cycle ways.	Reject
2223.3		Brown & Company Planning Group	MOUNT ROSA WINES LIMITED	6-Visitor Accommodation - Variation	Oppose	That other methods, such as enabling building height in some areas, should be used to address housing issues rather than the proposed visitor accommodation variation.	Reject
2223.4		Brown & Company Planning Group	MOUNT ROSA WINES LIMITED	6-Visitor Accommodation - Variation	Oppose	That references to predominantly residential use, loss of residential character and loss of housing supply be removed from the provisions.	Accept in Part
2223.6		Brown & Company Planning Group	MOUNT ROSA WINES LIMITED	6-Visitor Accommodation - Variation	Oppose	That the existing or similar provisions for short stay accommodation should be retained.	Accept in Part
2225.3		Brown & Company Planning Group	Jeremy Bell Investments Limited	6-Visitor Accommodation - Variation	Oppose	That other methods should be used to address housing issues rather than the proposed visitor accommodation variation.	Accept in Part

2227.4		Brown & Company Planning Group	GIBBSTON HIGHWAY LIMITED	6-Visitor Accommodation - Variation	Oppose	That other methods of addressing the housing issues should be considered such as enabling more building height in some areas.	Reject
2227.5		Brown & Company Planning Group	GIBBSTON HIGHWAY LIMITED	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation provisions be modified by deleting references to predominantly residential use, loss of residential character, and loss of housing supply.	Accept in Part
2227.7		Brown & Company Planning Group	GIBBSTON HIGHWAY LIMITED	6-Visitor Accommodation - Variation	Oppose	That the existing or similar provisions relating to visitor accommodation should be retained.	Reject
2233.1			Kaye Parker	6-Visitor Accommodation - Variation	Oppose	Opposes visitor accommodation variation.	Accept in Part
2233.1	FS2779.1		Sarah Kirby	6-Visitor Accommodation - Variation	Support	That the submission is supported.	Accept in Part
2233.1	FS2780.1		Peter Howe	6-Visitor Accommodation - Variation	Support	That the submission is supported.	Accept in Part
2236.1			Steven Hobson	6-Visitor Accommodation - Variation	Other	Generally opposes limits on the number of days a home can be let.	Reject
2237.1			Anne Gardiner	6-Visitor Accommodation - Variation	Oppose	Opposes residential visitor accommodation provisions including the 28 night let limit, 3 separate let limit, and 8 traffic movement limit.	Accept in Part
2237.2			Anne Gardiner	6-Visitor Accommodation - Variation	Oppose	That other methods should be used to lower the cost of compliance and provide for more housing at cheaper prices.	Accept in Part

2237.2	FS2798.1		Nona James	6-Visitor Accommodation - Variation	Support	The proposed changes to Visitor Accommodation be rejected in their entirety. Prior to implementing any rules designed to increase the long term housing supply, a task force should consider other methods to ensure that the businesses with staff who need subsidised accommodation are encouraged to seek solutions at their own expense.	Accept in Part
2237.2	FS2798.2		Nona James	6-Visitor Accommodation - Variation	Support	The proposed changes to Visitor Accommodation be rejected in their entirety. Prior to implementing any rules designed to increase the long term housing supply, a task force should consider other methods to ensure that the businesses with staff who need subsidised accommodation are encouraged to seek solutions at their own expense.	Accept in Part
2237.2	FS2798.3		Nona James	6-Visitor Accommodation - Variation	Support	Retain the existing rules for Registered Holiday Homes and Homestays with modifications on noise and complaints process. Enforce those rules. Educate council planners to be alert to the significant adverse effects of visitor accommodation in residential areas and apply existing assessment matters to decrease approvals for commercial visitor accommodation in residential areas.	Accept in Part
2237.2	FS2798.4		Nona James	6-Visitor Accommodation - Variation	Support	The proposed changes to Visitor Accommodation be rejected in their entirety. Prior to implementing any rules designed to increase the long term housing supply, a task force should consider other methods to ensure that the businesses with staff who need subsidised accommodation are encouraged to seek solutions at their own expense.	Accept in Part
2237.2	FS2798.5		Nona James	6-Visitor Accommodation - Variation	Support	The proposed changes to Visitor Accommodation be rejected in their entirety. Prior to implementing any rules designed to increase the long term housing supply, a task force should consider other methods to ensure that the businesses with staff who need subsidised accommodation are encouraged to seek solutions at their own expense.	Accept in Part
2237.2	FS2798.6		Nona James	6-Visitor Accommodation - Variation	Support	The proposed changes to Visitor Accommodation be rejected in their entirety. Prior to implementing any rules designed to increase the long term housing supply, a task force should consider other methods to ensure that the businesses with staff who need subsidised accommodation are encouraged to seek solutions at their own expense.	Accept in Part
2237.2	FS2798.7		Nona James	6-Visitor Accommodation - Variation	Support	The proposed changes to Visitor Accommodation be rejected in their entirety. Prior to implementing any rules designed to increase the long term housing supply, a task force should consider other methods to ensure that the businesses with staff who need subsidised accommodation are encouraged to seek solutions at their own expense.	Accept in Part
2237.2	FS2798.8		Nona James	6-Visitor Accommodation - Variation	Support	The proposed changes to Visitor Accommodation be rejected in their entirety. Prior to implementing any rules designed to increase the long term housing supply, a task force should consider other methods to ensure that the businesses with staff who need subsidised accommodation are encouraged to seek solutions at their own expense.	Accept in Part
2237.2	FS2798.9		Nona James	6-Visitor Accommodation - Variation	Support	That new rules are added for visitor accommodation in all residential neighbourhoods (including Holiday Homes and Homestays) to expand the application of the noise restrictions, a requirement for a 24/7 NZ based manager to be available to handle complaints, and that all loading/unloading and parking be contained within the site and screened from adjoining residential properties.	Accept in Part

2237.2	FS2798.10		Nona James	6-Visitor Accommodation - Variation	Support	That the existing rule which restricts registered holiday homes to a single household is retained. Enhance rules to prevent hostels operating under the current homestay rules.	Accept in Part
2237.2	FS2798.11		Nona James	6-Visitor Accommodation - Variation	Support	That the changes to visitor accommodation be rejected and retain the existing rules with modifications to provide for noise restrictions, a NZ based manager as a contact for complaints, and requiring all activities (including loading/unloading and parking) to be contained within the site to ensure Registered Holiday Homes and Homestays operate in a way that retains the residential character.	Accept in Part
2237.2	FS2798.12		Nona James	6-Visitor Accommodation - Variation	Support	That a rule requiring a 24/7 NZ based manager to be available to handle complaints from neighbouring residential properties for any visitor accommodation (including Holiday Homes and Homestays) in all residential zones is imposed.	Accept in Part
2237.2	FS2798.13		Nona James	6-Visitor Accommodation - Variation	Support	Retain the existing rules for Registered Holiday Homes and Homestays with modifications on noise and complaints process. Enforce those rules. Educate council planners to be alert to the significant adverse effects of visitor accommodation in residential areas and apply existing assessment matters to decrease approvals for commercial visitor accommodation in residential areas.	Accept in Part
2237.2	FS2798.14		Nona James	6-Visitor Accommodation - Variation	Support	Provide an exception for permanent residents who use their property as a primary residence to allow the existing short-term let option up to 90 days during periods of absence. Include a requirement for homestays to be registered and require the name of the permanent resident be put on public record. Vet any 'hosts' to ensure that they are legally resident in NZ and have a work permit if they will perform any cleaning duties.	Accept in Part
2237.2	FS2798.15		Nona James	6-Visitor Accommodation - Variation	Support	Provide an exception for permanent residents who use their property as a primary residence to allow the existing short-term let option up to 90 days during periods of absence. Include a requirement for homestays to be registered and require the name of the permanent resident be put on public record. Vet any 'hosts' to ensure that they are legally resident in NZ and have a work permit if they will perform any cleaning duties.	Accept in Part
2237.2	FS2798.16		Nona James	6-Visitor Accommodation - Variation	Support	That the existing rule which restricts registered holiday homes to a single household is retained. Enhance rules to prevent hostels operating under the current homestay rules.	Accept in Part
2237.2	FS2798.17		Nona James	6-Visitor Accommodation - Variation	Support	That a rule requiring a 24/7 NZ based manager to be available to handle complaints from neighbouring residential properties for any visitor accommodation (including Holiday Homes and Homestays) in all residential zones is imposed.	Accept in Part
2237.2	FS2798.18		Nona James	6-Visitor Accommodation - Variation	Support	Retain the existing rules for Registered Holiday Homes and Homestays with modifications on noise and complaints process. Enforce those rules. Educate council planners to be alert to the significant adverse effects of visitor accommodation in residential areas and apply existing assessment matters to decrease approvals for commercial visitor accommodation in residential areas.	Accept in Part

2237.2	FS2798.25		Nona James	6-Visitor Accommodation - Variation	Support	That the existing or similar provisions for short stay accommodation in residential neighbourhoods be retained with the addition of restrictions on noise, offsite loading/unloading and parking, and a requirement for NZ based property manager available 24/7 for complaints.	Accept in Part
2237.2	FS2798.26		Nona James	6-Visitor Accommodation - Variation	Support	The proposed changes to Visitor Accommodation be rejected in their entirety. Prior to implementing any rules designed to increase the long term housing supply, a task force should consider other methods to ensure that the businesses with staff who need subsidised accommodation are encouraged to seek solutions at their own expense.	Accept in Part
2237.2	FS2798.27		Nona James	6-Visitor Accommodation - Variation	Support	The proposed changes to Visitor Accommodation be rejected in their entirety. Prior to implementing any rules designed to increase the long term housing supply, a task force should consider other methods to ensure that the businesses with staff who need subsidised accommodation are encouraged to seek solutions at their own expense.	Accept in Part
2237.3			Anne Gardiner	6-Visitor Accommodation - Variation	Oppose	That the status quo should be retained in terms of the permitted number of letting days (ie 90 days) for residential visitor accommodation activities.	Accept in Part
2237.4			Anne Gardiner	6-Visitor Accommodation - Variation	Oppose	That QLDC be more transparent in their consultation relating to the visitor accommodation variation.	Accept in Part
2238.2			Nona James	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation variation be withdrawn it is entirety.	Reject
2238.14			Nona James	6-Visitor Accommodation - Variation	Oppose	That consistent rules should be applied to the use of any site for visitor accommodation within a residential neighborhood.	Accept in Part
2238.21			Nona James	6-Visitor Accommodation - Variation	Oppose	That the existing registered holiday home and homestay rules should remain in place with minor variations.	Accept in Part
2238.22			Nona James	6-Visitor Accommodation - Variation	Oppose	That noise limit rules could be extended to cover any type of short term accommodation.	Accept in Part

2238.23			Nona James	6-Visitor Accommodation - Variation	Oppose	That adequate parking requirements are required, including coach or minibus with luggage trailer parking for residential visitor accommodation activities.	Accept in Part
2238.24			Nona James	6-Visitor Accommodation - Variation	Oppose	That each entity/individual should be limited to having one registered holiday home/homestay with a number of qualify registration requirements.	Reject
2238.25			Nona James	6-Visitor Accommodation - Variation	Oppose	That additional rates should continue to be levied on residential properties used for short term lets.	Reject
2238.26			Nona James	6-Visitor Accommodation - Variation	Oppose	That a bed tax would be an effective way to ensure residential properties used for short term lets contribute appropriately.	Reject
2238.27			Nona James	6-Visitor Accommodation - Variation	Oppose	That an online quarterly statement tool be required to assist Council in tracking visitor accommodation activities.	Accept in Part
2238.28			Nona James	6-Visitor Accommodation - Variation	Oppose	That any new visitor accommodation developments anywhere in town must be required to provide housing for their workforce. This should be a consent requirement.	Reject
2238.29			Nona James	6-Visitor Accommodation - Variation	Oppose	That commercial visitor accommodation (that which exceeds 90 nights per year) should be discouraged in any residential zone.	Accept
2238.30			Nona James	6-Visitor Accommodation - Variation	Oppose	That existing use rights for commercial visitor accommodation be extinguished if a site remains undeveloped.	Reject
2238.31			Nona James	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation variation focuses on protecting residential character and amenity.	Accept



2238.33			Nona James	6-Visitor Accommodation - Variation	Oppose	That hotel chains be required to allocate a portion of their units for long term accommodation.	Reject
2244.1			Anthony Ward	6-Visitor Accommodation - Variation	Oppose	Opposes the rules and standards relating to residential visitor accommodation relating to the reduction in the number of letting days and the maximum number of total individual lets.	Accept in Part
2244.10			Anthony Ward	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation provisions should only effect those operating as indicated in the supporting Infometrics report rather than every home owner.	Reject
2244.11			Anthony Ward	6-Visitor Accommodation - Variation	Oppose	That the 90 day letting period with no maximum number of lets be retained.	Accept in Part
2245.1			Jonathan Sanders	6-Visitor Accommodation - Variation	Oppose	Opposes the maximum of 3 individual lets per year.	Accept
2258.1			Tony and Shirley Clarry	6-Visitor Accommodation - Variation	Support	Supports the visitor accommodation variation.	Accept in Part
2259.1			Phoebe Crawford	6-Visitor Accommodation - Variation	Oppose	Opposes visitor accommodation variation.	Accept in Part
2259.2			Phoebe Crawford	6-Visitor Accommodation - Variation	Oppose	That there should not be any restriction on the amount of nights that a home can be let for short term rental.	Reject
2265.1			Jan Garvan	6-Visitor Accommodation - Variation	Oppose	That the maximum 3 let provision be deleted.	Accept in Part

2265.2			Jan Garvan	6-Visitor Accommodation - Variation	Oppose	That the 28 day maximum number of lets provision be amended to allow for a 60 day maximum number of lets.	Accept in Part
2267.1			Jennifer Beale	6-Visitor Accommodation - Variation	Oppose	Opposes the visitor accommodation variation.	Accept in Part
2269.1			Rachel McGregor	6-Visitor Accommodation - Variation	Oppose	That the maximum number of letting days for visitor accommodation activities should remain as per the existing provisions.	Accept in Part
2269.2			Rachel McGregor	6-Visitor Accommodation - Variation	Oppose	That only 1 car parking space should be required for visitor accommodation activities.	Reject
2274.1			Trevor Tovey	6-Visitor Accommodation - Variation	Oppose	That visitor accommodation activities should not be carried out in residential areas.	Accept in Part
2279.2			Margaret Lister	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation variation should be restricted to designated residential areas where disruption from increased visitors is felt.	Accept in Part
2283.1			John Strachan	6-Visitor Accommodation - Variation	Oppose	That Council set up a system or committee to facilitate self-regulation of peer-to-peer type visitor accommodation.	Reject
2283.2			John Strachan	6-Visitor Accommodation - Variation	Oppose	That the number of days a house can be let should stay at 90 days with extra days during peak periods	Accept in Part
2283.3			John Strachan	6-Visitor Accommodation - Variation	Oppose	That the 3 day letting rule in the current rules be removed.	Accept in Part

2283.4			John Strachan	6-Visitor Accommodation - Variation	Oppose	That more infrastructure be developed for freedom campers.	Reject
2283.5			John Strachan	6-Visitor Accommodation - Variation	Oppose	That a partnership with local business be established to rapidly develop and build low cost seasonal worker accommodation in Queenstown and Wanaka.	Reject
2283.6			John Strachan	6-Visitor Accommodation - Variation	Oppose	That a differing set of regulations should apply to places outside of Queenstown.	Accept in Part
2284.1			Rachel Allibone	6-Visitor Accommodation - Variation	Other	Support provisions which restrict potential rental properties from being used for visitor accommodation activities.	Accept
2285.1		Trade Me	Trade Me	6-Visitor Accommodation - Variation	Oppose	Amend the visitor accommodation variation to apply a 60 day limit for Residential Visitor Accommodation.	Accept in Part
2285.2		Trade Me	Trade Me	6-Visitor Accommodation - Variation	Oppose	That there be no limitation on the number of lets per year	Accept
2285.3		Trade Me	Trade Me	6-Visitor Accommodation - Variation	Support	That the removal of a 3-night minimum stay is supported	Accept in Part
2285.4		Trade Me	Trade Me	6-Visitor Accommodation - Variation	Oppose	That there be no traffic movement restrictions	Accept
2287.3			Ben Calvert	6-Visitor Accommodation - Variation	Oppose	That Rule 27.5.1 be rejected as it is a poor planning decision and will be open to potentially lengthy and costly legal challenge and is a gross dereliction of natural justice.	Reject

2288.1			Linda Simpson	6-Visitor Accommodation - Variation	Oppose	Amend the visitor accommodation variation to apply the operative 90 night rule for Residential Visitor Accommodation.	Accept in Part
2294.1			Tourism Industry Aotearoa	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation variation is rejected and the objectives of the variation are reassessed and an amended proposal is notified.	Reject
2304.1		Yezdi Jal Karbhari - Jackson Russell Lawyers	Lynette Therese Erceg & Darryl Edward Gregory	6-Visitor Accommodation - Variation	Support	Supports the 28 night limit for Residential Visitor Accommodation.	Accept in Part
2304.2		Yezdi Jal Karbhari - Jackson Russell Lawyers	Lynette Therese Erceg & Darryl Edward Gregory	6-Visitor Accommodation - Variation	Support	Supports the Residential Visitor Accommodation restriction of no more than three separate lets.	Reject
2304.3		Yezdi Jal Karbhari - Jackson Russell Lawyers	Lynette Therese Erceg & Darryl Edward Gregory	6-Visitor Accommodation - Variation	Other	That the rules encourage guests to stay for a longer period, rather than enabling multiple short stays.	Accept in Part
2304.4		Yezdi Jal Karbhari - Jackson Russell Lawyers	Lynette Therese Erceg & Darryl Edward Gregory	6-Visitor Accommodation - Variation	Oppose	That the removal of the minimum three night stay requirement for Residential Visitor Accommodation is rejected.	Accept
2311.1		Tieke Consulting Limited	Streat Developments Limited	6-Visitor Accommodation - Variation	Other	That a strategic objective and enabling policies recognising the contribution visitor accommodation makes to the economic well-being of the District to be added to Chapter 3- Strategic Directions.	Reject
2311.1	FS2738.36	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation	Support	That a Strategic Objective and enabling policies recognising the contribution visitor accommodation makes to the economic well being of the District be added to Chapter 3 – Strategic Directions.	Reject
2323.2			Anna and Peter Elms and Smith	6-Visitor Accommodation - Variation	Oppose	That the rules restricting visitor accommodation to only 28 days per year be rejected.	Accept in Part

2324.1			Chris and Sarah Wakeman	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation Variation is rejected.	Accept in Part
2325.1			David Crawford	6-Visitor Accommodation - Variation	Oppose	That any restrictions on a house being let for a short term stay be rejected.	Reject
2326.3		JCarter Planning Limited	Gerry Oudhoff and James Hennessy	6-Visitor Accommodation - Variation	Other	That the visitor accommodation variation is amended to make provision for, and recognise the importance of, providing camp grounds where appropriately located.	Reject
2328.1			John and Nicole Huddleston	6-Visitor Accommodation - Variation	Oppose	That the rules and/or definitions are amended to refer to peer-to-peer letting on a 'per title' basis, rather than 'per residential unit' or 'per residential flat' or 'sleepout'.	Reject
2328.2			John and Nicole Huddleston	6-Visitor Accommodation - Variation	Oppose	That all rules restricting vehicle movements for residential visitor accommodation are amended to enable a greater number of vehicle movements as a permitted activity.	Accept
2328.3			John and Nicole Huddleston	6-Visitor Accommodation - Variation	Oppose	That the proposed rules for residential visitor accommodation and homestays are amended to give effect to the following relief: - that homestays and residential visitor accommodation are merged into one activity: 'residential accommodation'; - all property owners allowed to do up to 3 'residential accommodation' lets per year, with a maximum of 6 weeks cumulative duration; - if the above limit is exceeded then the activity is classed as 'visitor accommodation' and additional rates.	Accept in Part
2328.4			John and Nicole Huddleston	6-Visitor Accommodation - Variation	Other	That off-street parking should be provided for all parties staying at a property and the parking should be formed, rather than parking on lawns.	Accept in Part
2328.5			John and Nicole Huddleston	6-Visitor Accommodation - Variation	Oppose	That occupancy limits for visitor accommodation activities should be based on the number of bathrooms in a unit.	Reject
2330.1			Karen Alllott	6-Visitor Accommodation - Variation	Oppose	That the definitions of homestay and residential visitor accommodation are amended to require occupation by a single group/household rather than multiple parties.	Reject

2330.2			Karen Alllott	6-Visitor Accommodation - Variation	Oppose	That the standards for homestay and residential visitor accommodation should be amended for each zone to allow up to 90 letting days per year when registered, and 28 days per year in a single let when unregistered; and any consequential amendments to ensure that the approach is reflected consistently through the District Plan provisions.	Reject
2331.1			Martin Morris	6-Visitor Accommodation - Variation	Oppose	That the proposed visitor accommodation variation is rejected and the operative provisions are retained.	Accept in Part
2333.1			Michael and Susan Baker and Speight	6-Visitor Accommodation - Variation	Oppose	That the entire visitor accommodation variation is rejected and the status quo is continued with home-owners able to rent their house or apartment out for up to 90 days per year with a minimum 3 day stay.	Accept in Part
2333.2			Michael and Susan Baker and Speight	6-Visitor Accommodation - Variation	Oppose	Whilst the submitter supports there being some limit on the number of days or lets for residential visitor accommodation and homestays in all zones, the 28 night and 3 lets per year limit should be rejected.	Accept in Part
2333.3			Michael and Susan Baker and Speight	6-Visitor Accommodation - Variation	Oppose	That the non-complying activity status for Residential Visitor Accommodation and Homestays that fail to comply with the proposed permitted activity standards in the respective zones is rejected.	Accept in Part
2333.4			Michael and Susan Baker and Speight	6-Visitor Accommodation - Variation	Oppose	That rules relating to non-notification of resource consent applications should apply to Residential Visitor Accommodation and Homestays.	Reject
2333.5			Michael and Susan Baker and Speight	6-Visitor Accommodation - Variation	Other	That consideration should be given to the following matters (in conjunction with a continuation of the status quo 90 night/ minimum 3 night stay regime): <ul style="list-style-type: none"> <li>- Rates policy;</li> <li>- Enforcement];</li> <li>- Seasonal worker accommodation;</li> <li>- Visitor levies for overseas visitors to the region;</li> <li>- <del>Temporary summer camping facilities in farmers' fields with ablution facilities; and</del></li> </ul>	Reject
2336.34		Southern Planning Group	Ngai Tahu Property Limited	6-Visitor Accommodation - Variation	Support	Supports the visitor accommodation variation.	Accept
2336.34	FS2768.14	Airbnb	Airbnb	6-Visitor Accommodation - Variation	Oppose	That the Variation is opposed.	Reject

2340.1			Scott Gralow	6-Visitor Accommodation - Variation	Oppose	Opposes the visitor accommodation variation.	Accept in Part
2342.1			Te Wanaka Lodge Limited	6-Visitor Accommodation - Variation	Oppose	Oppose the visitor accommodation variation in its notified form and seek that the provisions are revised in consultation with those who are heavily experienced in this industry in Wanaka.	Accept in Part
2342.3			Te Wanaka Lodge Limited	6-Visitor Accommodation - Variation	Other	That a new "residential sub-zone" be added to the plan - is preferable to using a VA subzone, as it allows for expansion of activity in any and all areas beyond those identified as controlled for residential.	Accept in Part
2342.3	FS2801.2	Southern Planning Group	P J & G H Hensman & Southern Lakes Holdings Limited	6-Visitor Accommodation - Variation	Oppose	That the submission be rejected.	Reject
2342.5			Te Wanaka Lodge Limited	6-Visitor Accommodation - Variation	Oppose	That there is more consistency in the way Residential Visitor Accommodation and Homestays are treated, including the proposed occupancy limits, need for registration and record-keeping, and a 90 night limit for both activities.	Reject
2342.6			Te Wanaka Lodge Limited	6-Visitor Accommodation - Variation	Other	That Residential Visitor Accommodation is required to have a locally-available manager or contact person to oversee the activity and ensure that guests have access to the manger at all times.	Reject
2345.1			Amanda Murray	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation variation is rejected and that various non-statutory alternatives are considered by communities, council and central government.	Accept in Part
2348.1			Suzanne Moseby	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation Variation be rejected.	Reject
2349.11			Sean McLeod	6-Visitor Accommodation - Variation	Oppose	That Residential Visitor Accommodation and Homestays are made prohibited activities. Alternatively amend the rules so that the consent is with the person not the property and that any consent for Residential Visitor Accommodation or Homestay has a duration of 5 years then the owner is required to apply for a new consent and a rule that if the owners break the conditions of the consent the approval should be able to be revoked for a period of time.	Reject

2349.16			Sean McLeod	6-Visitor Accommodation - Variation	Other	That a Rule is added to all zones for sound from visitor accommodation activities.	Accept in Part
2352.2			Tim Baty	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation variation is rejected.	Accept in Part
2353.2			Sean Brennan	6-Visitor Accommodation - Variation	Oppose	Opposes the visitor accommodation variation.	Accept in Part
2353.3			Sean Brennan	6-Visitor Accommodation - Variation	Oppose	That restrictions relating to visitor accommodation activities are removed provided properties are registered.	Reject
2354.1			Bruce Brogden	6-Visitor Accommodation - Variation	Oppose	Opposes visitor accommodation variation.	Reject
2357.2			Christine Byrch	6-Visitor Accommodation - Variation	Oppose	That the rules for Homestays are amended to delete the phrase... "May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur in both on a site".	Reject
2357.2	FS2735.3	Southern Planning Group	Matakauri Lodge Limited	6-Visitor Accommodation - Variation	Oppose	That the submission is opposed and that the notified definition of 'visitor accommodation' is supported.	Accept in Part
2357.2	FS2736.3	Southern Planning Group	Pounamu Holdings 2014 Limited	6-Visitor Accommodation - Variation	Oppose	That the submission is opposed and that the definition of 'visitor accommodation' as notified is supported.	Accept in Part
2359.4			J & M Dugdale	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation provisions be rejected.	Accept in Part



2362.1			Annette Richards	6-Visitor Accommodation - Variation	Oppose	That there should be two different planning approaches to visitor accommodation for Queenstown and Wanaka.	Accept in Part
2362.2			Annette Richards	6-Visitor Accommodation - Variation	Oppose	That all changes to definitions relating to visitor accommodation be rejected and replaced with the definitions in the operative district plan.	Reject
2362.3			Annette Richards	6-Visitor Accommodation - Variation	Oppose	That the maximum nights in a 12 month period be amended to allow for 180 days per year as a permitted activity with a minimum rental period of 1 night.	Reject
2365.1			Eddie Schurmann	6-Visitor Accommodation - Variation	Oppose	Opposes the Visitor Accommodation variation.	Accept in Part
2366.1			Tam Schurmann	6-Visitor Accommodation - Variation	Oppose	Opposes the visitor accommodation variation and seeks that changes are made to prevent investors from using multiple properties for short-term rental accommodation; and remove the restrictions on visitor accommodation activities in primary residences.	Reject
2370.1			Angela O'Toole	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation variation be rejected, and that accommodation should be built for long term renters and seasonal workers, and there should be guidelines for rental fees to address affordability for renters.	Accept in Part
2371.1			Heidi Ross	6-Visitor Accommodation - Variation	Other	Supports the regulation of peer-to-peer visitor accommodation, however seeks that QLDC should monitor peer-to-peer visitor accommodation more effectively (including administering a regime of inspections) and provide clearer guidelines to help people understand the rules.	Accept in Part
2372.1		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation	Oppose	That Chapter 3 - Strategic Direction be amended to include strategic objectives and enabling policies relating to visitor accommodation.	Reject
2390.1		Airbnb	Airbnb	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation variation be withdrawn.	Reject

2390.1	FS2704.1	Mitchell Daysh Ltd	Bachcare Holiday Homes	6-Visitor Accommodation - Variation	Oppose	Disallow the relief.	Accept in Part
2390.1	FS2705.1	Mitchell Daysh Ltd	Bookabach	6-Visitor Accommodation - Variation	Oppose	Disallow the relief.	Accept in Part
2390.1	FS2730.1		Brian Reeve	6-Visitor Accommodation - Variation	Support	That the submission (and similar submissions) is supported in general.	Accept in Part
2390.2		Airbnb	Airbnb	6-Visitor Accommodation - Variation	Oppose	That Residential Visitor Accommodation activities should be able to operate for any length of stays without resource consent.	Reject
2390.2	FS2704.2	Mitchell Daysh Ltd	Bachcare Holiday Homes	6-Visitor Accommodation - Variation	Oppose	Disallow the relief.	Accept in Part
2390.2	FS2705.2	Mitchell Daysh Ltd	Bookabach	6-Visitor Accommodation - Variation	Oppose	Disallow the relief.	Accept in Part
2390.2	FS2730.2		Brian Reeve	6-Visitor Accommodation - Variation	Support	That the submission (and similar submissions) is supported in general.	Accept in Part
2390.4		Airbnb	Airbnb	6-Visitor Accommodation - Variation	Oppose	That there should be no registration or rates levies that apply to Homestay activities.	Accept in Part
2390.4	FS2704.4	Mitchell Daysh Ltd	Bachcare Holiday Homes	6-Visitor Accommodation - Variation	Oppose	Disallow the relief.	Accept in Part

2390.4	FS2705.4	Mitchell Daysh Ltd	Bookabach	6-Visitor Accommodation - Variation	Oppose	Disallow the relief.	Accept in Part
2390.4	FS2730.4		Brian Reeve	6-Visitor Accommodation - Variation	Support	That the submission (and similar submissions) is supported in general.	Accept in Part
2390.6		Airbnb	Airbnb	6-Visitor Accommodation - Variation	Oppose	That all provisions relating to Residential Visitor Accommodation activities should be deleted and the activity provided for as permitted with no restrictions in all zones.	Reject
2390.6	FS2704.6	Mitchell Daysh Ltd	Bachcare Holiday Homes	6-Visitor Accommodation - Variation	Oppose	Disallow the relief.	Accept in Part
2390.6	FS2705.6	Mitchell Daysh Ltd	Bookabach	6-Visitor Accommodation - Variation	Oppose	Disallow the relief.	Accept in Part
2390.6	FS2730.6		Brian Reeve	6-Visitor Accommodation - Variation	Support	That the submission (and similar submissions) is supported in general.	Accept in Part
2390.6	FS2759.23	Mitchell Daysh Limited	Queenstown Airport Corporation	6-Visitor Accommodation - Variation	Oppose	That the submission is opposed to the extent that it may result in the removal of provisions relating to activities sensitive to aircraft noise.	Accept in Part
2390.7		Airbnb	Airbnb	6-Visitor Accommodation - Variation	Oppose	That all provisions relating to Homestay activities should be deleted and the activity provided for as permitted with no restrictions in all zones.	Reject
2390.7	FS2704.7	Mitchell Daysh Ltd	Bachcare Holiday Homes	6-Visitor Accommodation - Variation	Oppose	Disallow the relief.	Accept in Part

2390.7	FS2705.7	Mitchell Daysh Ltd	Bookabach	6-Visitor Accommodation - Variation	Oppose	Disallow the relief.	Accept in Part
2390.7	FS2730.7		Brian Reeve	6-Visitor Accommodation - Variation	Support	That the submission (and similar submissions) is supported in general.	Accept in Part
2390.7	FS2759.24	Mitchell Daysh Limited	Queenstown Airport Corporation	6-Visitor Accommodation - Variation	Oppose	That the submission is opposed to the extent that it may result in the removal of provisions relating to activities sensitive to aircraft noise.	Accept in Part
2390.8		Airbnb	Airbnb	6-Visitor Accommodation - Variation	Oppose	That the provisions relating to non-notification apply to Residential Visitor Accommodation and Homestay activities.	Reject
2390.8	FS2704.8	Mitchell Daysh Ltd	Bachcare Holiday Homes	6-Visitor Accommodation - Variation	Oppose	Disallow the relief.	Accept in Part
2390.8	FS2705.8	Mitchell Daysh Ltd	Bookabach	6-Visitor Accommodation - Variation	Oppose	Disallow the relief.	Accept in Part
2390.8	FS2730.8		Brian Reeve	6-Visitor Accommodation - Variation	Support	That the submission (and similar submissions) is supported in general.	Accept in Part
2393.1			Stuart Rogers	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation variation be rejected in its entirety.	Accept in Part
2394.1			Alex Wilson	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation variation is amended to provide for a 'residential sub zone', within which Residential Visitor Accommodation is provided for.	Accept in Part

2395.1			Richard Howarth	6-Visitor Accommodation - Variation	Oppose	That the 28-day short-stay visitor accommodation limitation is removed from the proposed Visitor Accommodation Plan Change.	Accept in Part
2396.1			Adrienne Kendall	6-Visitor Accommodation - Variation	Support	That there is no limit on the number of days or lets for homestays across all zones.	Reject
2396.3			Adrienne Kendall	6-Visitor Accommodation - Variation	Oppose	That the restriction for commercial letting being limited to 3 lets per year and a culminative total of 28 days, with the maximum number of vehicle trips being 8 per day, is too restrictive.	Accept in Part
2396.7			Adrienne Kendall	6-Visitor Accommodation - Variation	Not Stated	Rules relating to non-notification of resource consent applications should also apply to Residential Visitor Accommodation and Homestays, as some Visitor Accommodation is already excluded from notification.	Reject
2396.8			Adrienne Kendall	6-Visitor Accommodation - Variation	Oppose	Withdrawal of the Visitor Accommodation Variation in its entirety.	Reject
2399.1			Aim Luangcharoen	6-Visitor Accommodation - Variation	Oppose	Opposes the entire Visitor Accommodation variation.	Accept in Part
2399.2			Aim Luangcharoen	6-Visitor Accommodation - Variation	Oppose	Primary place of residence and family holiday homes be defined as Homestays while investment properties should be defined as Residential Visitor Accommodation. There should be no distinction between occupied or unoccupied dwellings used for visitor accommodation.	Reject
2399.3			Aim Luangcharoen	6-Visitor Accommodation - Variation	Oppose	That there is a simple one-off registration system with a reasonable rate system.	Reject
2399.4			Aim Luangcharoen	6-Visitor Accommodation - Variation	Oppose	Opposes the restrictions relating to 3 lets per year and 28 nights.	Accept in Part

2399.5			Aim Luangcharoen	6-Visitor Accommodation - Variation	Oppose	Opposes limit of 5 guests for Homestay activities.	Reject
2399.6			Aim Luangcharoen	6-Visitor Accommodation - Variation	Oppose	Opposes limiting vehicle movements for Homestays.	Accept
2399.7			Aim Luangcharoen	6-Visitor Accommodation - Variation	Oppose	Opposes non-complying activity status for Residential Visitor Accommodation and Homestays which do not comply with standards.	Accept in Part
2399.10			Aim Luangcharoen	6-Visitor Accommodation - Variation	Oppose	That resource consents for Residential Visitor Accommodation and Homestays should proceed on a non-notified basis.	Accept in Part
2399.12			Aim Luangcharoen	6-Visitor Accommodation - Variation	Oppose	Opposes limiting vehicle trips to 8 per day.	Accept
2402.1			Larry Hill	6-Visitor Accommodation - Variation	Oppose	Opposes the Visitor Accommodation variation in its entirety.	Reject
2406.1			Jill Gardiner	6-Visitor Accommodation - Variation	Oppose	The submitter opposes the Visitor Accommodation variation in its entirety.	Accept in Part
2409.2		Todd and Walker Law	Trilane Industries Limited	6-Visitor Accommodation - Variation	Support	The submitter supports the proposed Visitor Accommodation Variation.	Accept
2409.2	FS2768.16	Airbnb	Airbnb	6-Visitor Accommodation - Variation	Oppose	That the Variation is opposed.	Reject

2415.1			Justin Worth	6-Visitor Accommodation - Variation	Oppose	The submitter opposes the entire Visitor Accommodation variation.	Reject
2416.1			Julian Lynn	6-Visitor Accommodation - Variation	Oppose	The submitter opposes the Visitor Accommodation variation in it's entirety.	Reject
2420.1			Rosalyn Denton	6-Visitor Accommodation - Variation	Oppose	The submitter opposes the proposed Visitor Accommodation variation.	Accept in Part
2421.2			Paul Parker	6-Visitor Accommodation - Variation	Support	The submitter supports the proposed variation to Visitor Accommodation provisions - specifically the proposed 28 day (3 lets per year) change for Low Density Residential, with no minimum stay.	Accept
2421.3			Paul Parker	6-Visitor Accommodation - Variation	Support	The submitter supports the non-compling activity status for visitor accommodation activities that require resource consent.	Accept
2427.1			Mirian Acunha	6-Visitor Accommodation - Variation	Oppose	Oppose VA in its entirety, seeks variation to be withdrawn or alternative relief that relates to submission if not withdrawn	Reject
2427.5			Mirian Acunha	6-Visitor Accommodation - Variation	Oppose	Oppose restriction to the 3 lets not exceeding cumulative 28 nights, with maximum vehicle trips of 8 per day; as a standard for Residential VA in all zones.	Accept in Part
2427.6			Mirian Acunha	6-Visitor Accommodation - Variation	Oppose	Oppose restriction of maximum of 5 people, with 8 vehicle trips per day as a standard in all zones.	Accept in Part
2427.7			Mirian Acunha	6-Visitor Accommodation - Variation	Oppose	Oppose non-complying activity status of Residential VA and homestay which breach standards.	Accept in Part

2427.12			Mirian Acunha	6-Visitor Accommodation - Variation	Oppose	Seek Residential Visitor Accommodation and Homestays be excluded from notification.	Accept in Part
2428.1			Nick Cameron	6-Visitor Accommodation - Variation	Oppose	Oppose VA Variation in entirety. Seek for Variation to be withdrawn or alternative relief that relates to submission.	Accept in Part
2428.2			Nick Cameron	6-Visitor Accommodation - Variation	Support	Supports no restriction on number of nights allowed for homestay activity.	Accept
2428.6			Nick Cameron	6-Visitor Accommodation - Variation	Oppose	Oppose standard for Residential VA in all zones, i.e. the 3 lets not exceeding cumulative total of 28 days, with 8 maximum vehicle movements per day.	Accept in Part
2428.7			Nick Cameron	6-Visitor Accommodation - Variation	Oppose	Oppose standard for homestays in all zones, i.e. maximum of 5 guests and maximum of 8 vehicle trips per day.	Accept in Part
2428.8			Nick Cameron	6-Visitor Accommodation - Variation	Oppose	Oppose the non-complying activity status when exceeding Residential VA and Homestay standards in all zones which the VA variation relates to.	Accept in Part
2428.13			Nick Cameron	6-Visitor Accommodation - Variation	Oppose	Seek that non-notification rules apply to Residential Visitor Accommodation and Homestays.	Reject
2429.1			Peter Howe	6-Visitor Accommodation - Variation	Oppose	Opposes VA Variation relating to Standards for Residential VA and Homestay. Seeks Council to allow up to 90 days letting a year when registered or 28 days a year in a single let when unregistered.	Reject
2431.1			Peter Stanton	6-Visitor Accommodation - Variation	Oppose	Opposes VA Variation in its entirety.	Reject



2431.3			Peter Stanton	6-Visitor Accommodation - Variation	Oppose	Opposes distinction of occupied home for homestay. Seeks that there should be no distinction between occupied and unoccupied for homestay and Residential VA.	Reject
2431.5			Peter Stanton	6-Visitor Accommodation - Variation	Oppose	Oppose standard for Residential VA in all zones, i.e. the 3 lets not exceeding cumulative total of 28 days, with 8 maximum vehicle movements per day.	Accept in Part
2431.6			Peter Stanton	6-Visitor Accommodation - Variation	Oppose	Oppose standard for homestays in all zones, i.e. maximum of 5 guests and maximum of 8 vehicle trips per day.	Accept in Part
2431.7			Peter Stanton	6-Visitor Accommodation - Variation	Oppose	Oppose the non-complying activity status when exceeding Residential VA and Homestay standards in all zones which the VA variation relates to.	Accept in Part
2431.14			Peter Stanton	6-Visitor Accommodation - Variation	Oppose	Seek that non-notification rules apply to Residential Visitor Accommodation and Homestays	Reject
2432.1			Philip David Marsden	6-Visitor Accommodation - Variation	Oppose	Opposes the VA variation as it relates to Wanaka, seeks that the Wanaka Ward has a separate proposal.	Accept in Part
2435.2			S Kirby	6-Visitor Accommodation - Variation	Oppose	Seeks amendment to the standards relating to Residential VA and Homestays in each zone to allow for 90 days letting per year as a permitted activity when registered or 28 days a year when unregistered.	Reject
2436.1			Sandra Bender	6-Visitor Accommodation - Variation	Oppose	Opposes the Visitor Accommodation Variation in its entirety.	Accept in Part
2438.4			Stuart Clark	6-Visitor Accommodation - Variation	Oppose	Oppose standard for Residential VA in all zones, i.e. the 3 lets not exceeding cumulative total of 28 days, with 8 maximum vehicle movements per day.	Accept in Part

2438.5			Stuart Clark	6-Visitor Accommodation - Variation	Oppose	Oppose standard for homestays in all zones, i.e. maximum of 5 guests and maximum of 8 vehicle trips per day.	Accept in Part
2438.6			Stuart Clark	6-Visitor Accommodation - Variation	Oppose	Oppose the non-complying activity status when exceeding Residential VA and Homestay standards.	Accept in Part
2438.13			Stuart Clark	6-Visitor Accommodation - Variation	Oppose	Seek that non-notification rules apply to Residential Visitor Accommodation and Homestays	Reject
2438.14			Stuart Clark	6-Visitor Accommodation - Variation	Oppose	Opposes the Visitor Accommodation Variation in its entirety.	Reject
2441.1			Toby Crawford	6-Visitor Accommodation - Variation	Oppose	Opposes restricting the number of nights home owners can use their home for short term letting.	Reject
2443.1			Brian Reeve	6-Visitor Accommodation - Variation	Oppose	Submitter opposes VA Variation in its entirety.	Accept in Part
2451.1			Nicole and Harald Schwefel	6-Visitor Accommodation - Variation	Oppose	Opposes the Visitor Accommodation Variation.	Accept in Part
2463.2			Rachel Mahon	6-Visitor Accommodation - Variation	Oppose	That the proposed standards relating to Homestays and Residential VA are amended to allow for up to 90 letting days per year as a permitted activity when registered, and 28 nights unregistered.	Reject
2466.13		John Edmonds + Associates Ltd	Real Journeys Ltd	6-Visitor Accommodation - Variation	Oppose	That Visitor Accommodation provisions recognise the role and benefits of passenger transport services in supporting the transportation of visitors throughout the District and reducing vehicle movements.	Reject

2466.13	FS2753.15	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2466.14		John Edmonds + Associates Ltd	Real Journeys Ltd	6-Visitor Accommodation - Variation	Other	That the Visitor Accommodation provisions ensure coaches and buses can provide pick up and drop off services to visitor and residential visitor accommodation.	Reject
2466.14	FS2753.16	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2469.2			Richard and Nicky Wells	6-Visitor Accommodation - Variation	Oppose	That the standards relating to Homestays and Residential Visitor Accommodation are amended to allow short term letting of up to 90 nights if registered and 28 nights if not registered.	Reject
2473.1			Sarah Gibson	6-Visitor Accommodation - Variation	Oppose	That the definitions of Homestay and Residential VA are amended to require occupation by a single group let rather than multiple parties.	Reject
2473.2			Sarah Gibson	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation Variation is amended to enable letting of up to 90 nights per year as a permitted activity if registered, and 28 nights if not registered.	Reject
2476.3		John Edmonds + Associates Ltd	Speargrass Commercial Limited	6-Visitor Accommodation - Variation	Other	That the same parking requirements for visitor accommodation subzone/s are applied as for visitor accommodation in the High Density Residential Zone.	Reject
2480.6		John Edmonds + Associates Ltd	Walrus Jack Trustee Limited	6-Visitor Accommodation - Variation	Other	Landscape categories and associated assessment matters from Section 6 are only applicable to the Rural General Zone (or other named for similar purpose), such that they don't apply to zones where providing for rural living is principle purpose.	Reject
2480.6	FS2720.138	Southern Planning Group	Boundary Trust	6-Visitor Accommodation - Variation	Oppose	That the submission be rejected insofar as it relates to the Boundary Trust land.	Reject

2480.6	FS2723.138	Southern Planning Group	Spruce Grove Trust - Malaghans Road	6-Visitor Accommodation - Variation	Oppose	That the submission be rejected insofar as it relates to the Spruce Grove Trust land.	Reject
2480.6	FS2724.138	Southern Planning Group	Spruce Grove Trust - Butel Road	6-Visitor Accommodation - Variation	Oppose	That the submission be rejected insofar as it relates to the Spruce Grove Trust land.	Reject
2481.1			William Jin	6-Visitor Accommodation - Variation	Oppose	Oppose PDP Stage 2 Visitor Accommodation variation in its entirety.	Reject
2481.2			William Jin	6-Visitor Accommodation - Variation	Support	Supports not limiting the number of days or lets for Homestays.	Accept
2481.4			William Jin	6-Visitor Accommodation - Variation	Oppose	Opposes the restrictions on Residential Visitor Accommodation.	Accept in Part
2481.5			William Jin	6-Visitor Accommodation - Variation	Oppose	Oppose limiting the number of paying guests to no more than 5 per night and limiting the maximum number of vehicle trips to 8 per day. There should be no restrictions on Homestays in all Zones and hosts able to operate without resource consent.	Accept in Part
2481.5	FS2759.39	Mitchell Daysh Limited	Queenstown Airport Corporation	6-Visitor Accommodation - Variation	Oppose	That the submission is opposed to the extent that it may result in the removal of provisions relating to activities sensitive to aircraft noise.	Accept in Part
2481.6			William Jin	6-Visitor Accommodation - Variation	Oppose	Oppose the non-complying activity status for Residential Visitor Accommodation and Homestays in the LDR, MDR, LLR, RR & RLF, Jacks Point, Waterfall Creek and Arrowtown Residential Historic Management Zones	Accept in Part
2481.7			William Jin	6-Visitor Accommodation - Variation	Oppose	Opposes VA in VA Sub Zones as a Restricted Discretionary Activity.	Reject

2481.12			William Jin	6-Visitor Accommodation - Variation	Other	That rules relating to non-notification of resource consent applications apply to Residential Visitor Accommodation and Homestays.	Reject
2481.13			William Jin	6-Visitor Accommodation - Variation	Oppose	Opposes the Visitor Accommodation Variation in its entirety.	Reject
2486.1			Debra Murray	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation variation is rejected, and the QLDC consider the impact on tourism and undertake further consultation.	Accept in Part
2487.17		Lane Neave	BSTGT Limited	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation variation be rejected. Visitor accommodation, homestays and lodges should not be regulated in the rural areas of the District, or that there are not any restrictions on the number of days, persons or lets.	Accept in Part
2487.17	FS2759.26	Mitchell Daysh Limited	Queenstown Airport Corporation	6-Visitor Accommodation - Variation	Oppose	That the submission is opposed to the extent that it may result in the removal of provisions relating to activities sensitive to aircraft noise.	Accept in Part
2487.17	FS2782.48	Boffa Miskell Ltd	Glencoe Station Limited	6-Visitor Accommodation - Variation	Support	That the relief sought by the submitters to amend Chapter 24 and LCU 20 (Crown Terrace) is supported insofar as this is consistent with the further submitter's original submission.	Accept in Part
2491.1			Phillipa Crawford	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation restrictions on a house being let for short term stays is rejected.	Accept in Part
2492.8		John Edmonds + Associates Ltd	Cardrona Alpine Resort Limited	6-Visitor Accommodation - Variation	Oppose	That within the Cardrona Alpine Resort, the Rural Zone and the Cardrona Rural Visitor Zone Visitor Accommodation (activity and development) should be provided for as a permitted or controlled activity (subject to standards) or otherwise as a restricted discretionary activity.	Accept in Part
2492.8	FS2738.34	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation	Support	Within the Rural zone, Visitor Accommodation (activity and development) should be provided for as a permitted or controlled activity (subject to standards) or otherwise as a restricted discretionary activity.	Accept in Part

2492.8	FS2760.208	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation	Support	That the relief sought is supported.	Accept in Part
2494.11		John Edmonds + Associates Ltd	Te Anau Developments Limited	6-Visitor Accommodation - Variation	Oppose	That Visitor Accommodation provisions recognise the role and benefits of passenger transport services in supporting the transportation of visitors throughout the District and reducing vehicle movements.	Reject
2494.12		John Edmonds + Associates Ltd	Te Anau Developments Limited	6-Visitor Accommodation - Variation	Other	That the Visitor Accommodation provisions ensure coaches and buses can provide pick up and drop off services to visitor and residential visitor accommodation.	Reject
2495.5			Young Changemakers - Wakatipu Youth Trust Advisory Group	6-Visitor Accommodation - Variation	Support	Supports the variation.	Accept in Part
2495.12			Young Changemakers - Wakatipu Youth Trust Advisory Group	6-Visitor Accommodation - Variation	Oppose	That restrictions on peer to peer short term letting are amended to introduce minimum and maximum stays depending on which area of Queenstown the accommodation is in.	Accept in Part
2503.1			Andrea Edghill	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation variation be rejected.	Accept in Part
2507.4			Astride Morozovs	6-Visitor Accommodation - Variation	Oppose	Opposes the non-complying activity status for Residential VA.	Accept in Part
2507.5			Astride Morozovs	6-Visitor Accommodation - Variation	Oppose	That the proposed visitor accommodation provisions be withdrawn in its entirety	Reject
2514.1			Steven Worley	6-Visitor Accommodation - Variation	Oppose	Opposes the Visitor Accommodation Variation.	Accept in Part

2522.1			Catherine Stewart	6-Visitor Accommodation - Variation	Oppose	That the Visitor Accommodation Variation be withdrawn in its entirety.	Accept in Part
2528.1			Lake Wanaka Managed Accommodation	6-Visitor Accommodation - Variation	Oppose	That the provisions relating to visitor accommodation be rejected and the operative visitor accommodation rules be maintained.	Accept in Part
2531.1			Liz La Roche	6-Visitor Accommodation - Variation	Oppose	That the variation to the visitor accommodation provisions be rejected in its entirety.	Accept in Part
2533.1			Louise Gooding	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation variation is rejected.	Reject
2536.1			Mark Hillary	6-Visitor Accommodation - Variation	Oppose	That the variation to the visitor accommodation provisions be rejected in its entirety.	Accept in Part
2545.1			Garth Makowski	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation variation be rejected in its entirety.	Accept in Part
2556.1			Hospitality New Zealand	6-Visitor Accommodation - Variation	Support	Generally supports the proposed Visitor Accommodation variation	Accept in Part
2556.1	FS2768.11	Airbnb	Airbnb	6-Visitor Accommodation - Variation	Oppose	That the Variation is opposed.	Reject
2556.3			Hospitality New Zealand	6-Visitor Accommodation - Variation	Support	Generally supports the proposed VA objectives and policies in chapters 7, 8, 10 and 11.	Accept

2556.3	FS2768.12	Airbnb	Airbnb	6-Visitor Accommodation - Variation	Oppose	That the Variation is opposed.	Reject
2556.5			Hospitality New Zealand	6-Visitor Accommodation - Variation	Other	That council address the allocation of "appropriate" commercial rates to Homestay and Residential Visitor Accommodation providers	Reject
2556.5	FS2768.13	Airbnb	Airbnb	6-Visitor Accommodation - Variation	Oppose	That rates are levied under the Local Government Act 2002 and are outside the ambit of the Variation.	Accept in Part
2561.3			Sandra & Jason Walker	6-Visitor Accommodation - Variation	Oppose	That long term property owners are exempt from the proposed visitor accommodation rules	Reject
2565.1			Judy Murphy	6-Visitor Accommodation - Variation	Oppose	Opposes the proposed visitor accommodation variations in their entirety.	Reject
2565.3			Judy Murphy	6-Visitor Accommodation - Variation	Oppose	Opposes any distinction between occupied and unoccupied dwellings.	Reject
2565.5			Judy Murphy	6-Visitor Accommodation - Variation	Oppose	Opposes the restrictions on residential visitor accommodation activities including the 28 nights per year limit, 3 separate let limit, and those limits on vehicle movements.	Accept in Part
2565.6			Judy Murphy	6-Visitor Accommodation - Variation	Oppose	Opposes the standards for homestays in all zones, particularly the limit of 5 guests and 8 vehicle movements per day.	Accept in Part
2565.7			Judy Murphy	6-Visitor Accommodation - Variation	Oppose	Opposes the non-complying status of the rules for homestay and residential visitor accommodation in the Low Density Residential, Medium Density Residential, Large Lot Residential, Rural Residential and Rural Lifestyle, Jacks Point, Waterfall Park, Millbrook and Arrowtown Residential Historic Management Zones.	Accept in Part



2565.8			Judy Murphy	6-Visitor Accommodation - Variation	Oppose	Opposes the discretionary activity status for homestays and residential visitor accommodation in the Rural and Gibbston Character Zones.	Reject
2565.8	FS2738.26	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation	Support	That the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone be opposed.	Accept in Part
2565.11			Judy Murphy	6-Visitor Accommodation - Variation	Oppose	That non-notification of resource consent applications should apply to residential visitor accommodation and homestays.	Reject
2566.1			Julie Carlaw-Hillary	6-Visitor Accommodation - Variation	Oppose	Opposes the Visitor Accommodation Variation in its entirety.	Accept in Part
2570.1			Kristy Topp	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation variation is rejected.	Reject
2570.3			Kristy Topp	6-Visitor Accommodation - Variation	Oppose	That the restrictions on commercial letting (3 lets per year, 28 night limit and 8 vehicle movements limit) are rejected.	Accept in Part
2570.4			Kristy Topp	6-Visitor Accommodation - Variation	Oppose	That the restrictions on homestays (5 guest limit, and maximum of 8 vehicle trips per day) are rejected and no restrictions should apply.	Accept in Part
2570.4	FS2759.36	Mitchell Daysh Limited	Queenstown Airport Corporation	6-Visitor Accommodation - Variation	Oppose	That the submission is opposed to the extent that it may result in the removal of provisions relating to activities sensitive to aircraft noise.	Accept in Part
2570.5			Kristy Topp	6-Visitor Accommodation - Variation	Oppose	That the non-complying activity status for residential visitor accommodation and homestays that fail to comply with permitted activity standards is rejected.	Accept in Part

2570.5	FS2759.45	Mitchell Daysh Limited	Queenstown Airport Corporation	6-Visitor Accommodation - Variation	Oppose	That the submission is opposed to the extent that any residential visitor accommodation and homestay activity should be required to comply with the acoustic treatment and density requirements of the underlying zone, where these are impacted by the aircraft noise boundaries.	Accept in Part
2570.6			Kristy Topp	6-Visitor Accommodation - Variation	Oppose	That the proposed Discretionary activity status for residential visitor accommodation and homestays failing to comply with permitted activity standards in the Rural and Gibbston Character Zones is rejected.	Reject
2570.7			Kristy Topp	6-Visitor Accommodation - Variation	Oppose	That the restricted discretionary and controlled activity status for homestays in the High Density Residential Zone and Business Mixed Use Zone are rejected.	Reject
2570.8			Kristy Topp	6-Visitor Accommodation - Variation	Other	That rules related to non-notification of resource consent applications should apply to residential visitor accommodation and homestays.	Reject
2571.1			Ian Norman	6-Visitor Accommodation - Variation	Other	Supports the proposed rules for Residential Visitor Accommodation, however submits that in addition there should be a requirement that GST paid on a property is paid to the Council, rather than Central Government.	Accept in Part
2572.1			Jan Atkinson	6-Visitor Accommodation - Variation	Oppose	Opposes the Visitor Accommodation Variation with particular reference to the Residential Visitor Accommodation provisions.	Accept in Part
2573.1			Heather Juergensen	6-Visitor Accommodation - Variation	Oppose	Opposes the non-complying status for residential visitor accommodation and homestays that fail to comply with rules.	Accept in Part
2573.1	FS2759.46	Mitchell Daysh Limited	Queenstown Airport Corporation	6-Visitor Accommodation - Variation	Oppose	That the submission is opposed to the extent that any residential visitor accommodation and homestay activity should be required to comply with the acoustic treatment and density requirements of the underlying zone, where these are impacted by the aircraft noise boundaries.	Accept in Part
2573.2			Heather Juergensen	6-Visitor Accommodation - Variation	Support	That, in the the Low Density Residential Zone, homestays should be able to operate for an unlimited number of days per year.	Accept

2573.3			Heather Juergensen	6-Visitor Accommodation - Variation	Oppose	That the minimum stay for Residential Visitor Accommodation is amended from (the operative standard of) 3 nights to 2 nights minimum.	Accept in Part
2574.1			Brian & Ethel Dawson	6-Visitor Accommodation - Variation	Oppose	Reject the visitor accommodation variation and retain the operative provisions.	Accept in Part
2581.13		John Edmonds + Associates Ltd	Go Orange Limited	6-Visitor Accommodation - Variation	Oppose	That Visitor Accommodation provisions recognise the role and benefits of passenger transport services in supporting the transportation of visitors throughout the District and reducing vehicle movements.	Reject
2581.13	FS2753.170	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2581.14		John Edmonds + Associates Ltd	Go Orange Limited	6-Visitor Accommodation - Variation	Other	That the Visitor Accommodation provisions ensure coaches and buses can provide pick up and drop off services to visitor and residential visitor accommodation.	Reject
2581.14	FS2753.171	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2583.1			Maurice Joseph Murphy	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation variation is rejected.	Reject
2583.3			Maurice Joseph Murphy	6-Visitor Accommodation - Variation	Oppose	That the restrictions on commercial letting (3 lets per year, 28 night limit and 8 vehicle movements limit) are rejected.	Accept in Part
2583.4			Maurice Joseph Murphy	6-Visitor Accommodation - Variation	Oppose	That the restrictions on homestays (5 guest limit, and maximum of 8 vehicle trips per day) are rejected and no restrictions should apply.	Accept in Part

2583.4	FS2759.37	Mitchell Daysh Limited	Queenstown Airport Corporation	6-Visitor Accommodation - Variation	Oppose	That the submission is opposed to the extent that it may result in the removal of provisions relating to activities sensitive to aircraft noise.	Accept in Part
2583.5			Maurice Joseph Murphy	6-Visitor Accommodation - Variation	Oppose	That the non-complying activity status for residential visitor accommodation and homestays that fail to comply with permitted activity standards is rejected.	Accept in Part
2583.5	FS2759.48	Mitchell Daysh Limited	Queenstown Airport Corporation	6-Visitor Accommodation - Variation	Oppose	That the submission is opposed to the extent that any residential visitor accommodation and homestay activity should be required to comply with the acoustic treatment and density requirements of the underlying zone, where these are impacted by the aircraft noise boundaries.	Accept in Part
2583.6			Maurice Joseph Murphy	6-Visitor Accommodation - Variation	Oppose	That the proposed Discretionary activity status for residential visitor accommodation and homestays failing to comply with permitted activity standards in the Rural and Gibbston Character Zones is rejected.	Reject
2583.6	FS2738.27	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation	Support	That the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone be opposed.	Accept in Part
2583.7			Maurice Joseph Murphy	6-Visitor Accommodation - Variation	Oppose	That the restricted discretionary and controlled activity status for homestays in the High Density Residential Zone and Business Mixed Use Zone are rejected.	Reject
2583.8			Maurice Joseph Murphy	6-Visitor Accommodation - Variation	Oppose	That rules related to non-notification of resource consent applications should apply to residential visitor accommodation and homestays.	Reject
2588.1			Kate Craigbrown	6-Visitor Accommodation - Variation	Oppose	That the visitor accommodation variation is rejected.	Reject
2588.3			Kate Craigbrown	6-Visitor Accommodation - Variation	Oppose	That the restrictions on commercial letting (3 lets per year, 28 night limit and 8 vehicle movements limit) are rejected.	Accept in Part

2588.4			Kate Craighbrown	6-Visitor Accommodation - Variation	Oppose	That the restrictions on homestays (5 guest limit, and maximum of 8 vehicle trips per day) are rejected and no restrictions should apply.	Accept in Part
2588.4	FS2759.38	Mitchell Daysh Limited	Queenstown Airport Corporation	6-Visitor Accommodation - Variation	Oppose	That the submission is opposed to the extent that it may result in the removal of provisions relating to activities sensitive to aircraft noise.	Accept in Part
2588.5			Kate Craighbrown	6-Visitor Accommodation - Variation	Oppose	That the non-complying activity status for residential visitor accommodation and homestays that fail to comply with permitted activity standards is rejected.	Accept in Part
2588.5	FS2759.47	Mitchell Daysh Limited	Queenstown Airport Corporation	6-Visitor Accommodation - Variation	Oppose	That the submission is opposed to the extent that any residential visitor accommodation and homestay activity should be required to comply with the acoustic treatment and density requirements of the underlying zone, where these are impacted by the aircraft noise boundaries.	Accept in Part
2588.6			Kate Craighbrown	6-Visitor Accommodation - Variation	Oppose	That the proposed Discretionary activity status for residential visitor accommodation and homestays failing to comply with permitted activity standards in the Rural and Gibbston Character Zones is rejected.	Reject
2588.6	FS2738.28	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation	Support	That the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone be opposed.	Accept in Part
2588.7			Kate Craighbrown	6-Visitor Accommodation - Variation	Oppose	That the restricted discretionary and controlled activity status for homestays in the High Density Residential Zone and Business Mixed Use Zone are rejected.	Reject
2588.8			Kate Craighbrown	6-Visitor Accommodation - Variation	Oppose	That rules related to non-notification of resource consent applications should apply to residential visitor accommodation and homestays.	Reject
2591.5		John Edmonds + Associates Ltd	M & C Burgess	6-Visitor Accommodation - Variation	Oppose	Permit residential visitor accommodation up to 90 days.	Accept in Part

2591.5	FS2761.6	Todd and Walker Law	Michael Brial	6-Visitor Accommodation - Variation	Oppose	That all of the submission be disallowed.	Reject
2591.5	FS2711.91	John Edmonds + Associates Ltd	The Ashford Trust	6-Visitor Accommodation - Variation	Support	That the submission is supported insofar as it seeks to rezone land on the eastern side of Lower Shotover Road from Rural General to Rural Lifestyle or Wakatipu Basin Lifestyle Precinct.	Accept in Part
2591.5	FS2721.36	Southern Planning Group	Shotover Trust	6-Visitor Accommodation - Variation	Support	That the submission be accepted as it relates to the following: -Inclusion of the land to the east of Lower Shotover Road within the WB-Lifestyle Precinct or Rural Lifestyle; -Allowance for the construction of new buildings within approved building platforms as a permitted activity; and -Enable the maintenance and removal of vegetation as a permitted activity.	Accept in Part
2591.5	FS2722.36	Southern Planning Group	Speargrass Trust	6-Visitor Accommodation - Variation	Support	That the submission be accepted as it relates to the following: - Inclusion of the land to the east of Lower Shotover Road within the WB-Lifestyle Precinct or Rural Lifestyle; - Allowance for the construction of new buildings within approved building platforms as a permitted activity; and - Enable the maintenance and removal of vegetation as a permitted activity.	Accept in Part
2591.5	FS2747.10	Anderson Lloyd	Slopehill Joint Venture	6-Visitor Accommodation - Variation	Support	That the re-zoning sought to enable subdivision down to an average of 1ha per allotment as a controlled activity is supported insofar as this does not undermine the specific relief sought by the further submitter in its original submission.	Accept in Part
2591.5	FS2770.121	Anderson Lloyd	Philip Smith	6-Visitor Accommodation - Variation	Support	That the relief sought to rezone the land to the east of Lower Shotover Road as WBLP is supported.	Accept in Part
2595.1			Ron & Christine Sasse	6-Visitor Accommodation - Variation	Oppose	That the definitions of homestay and residential visitor accommodation are amended to require occupation by a single group/household, rather than multiple parties.	Reject
2595.2			Ron & Christine Sasse	6-Visitor Accommodation - Variation	Oppose	That the standards for residential visitor accommodation and homestays in each zone are amended to allow up to 42 letting days per year and up to 8 separate lets when registered, or 28 days per year under a single let when unregistered; and any consequential amendments to reflect this approach consistently throughout the district plan provisions.	Reject
2597.1			Sally Currie	6-Visitor Accommodation - Variation	Oppose	That Rule 7.5.17 is amended to remove the non-complying activity status for residential visitor accommodation that exceeds 3 lets and/or 28 nights per 12 month period and replace with restricted discretionary activity status; and should proceed on a non-notified basis if the matters of discretion are met.	Accept in Part

2602.1			Wendy Johnston	6-Visitor Accommodation - Variation	Support	That the proposed changes to Visitor Accommodation Rules are supported	Accept in Part
2620.1		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part
2621.1		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part
2622.1		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part
2623.1		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part
2624.1		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part
2625.1		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part
2626.1		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part
2627.1		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part

2628.1		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part
2629.1		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part
2630.1		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part
2631.1		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part
2632.1		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part
2633.1		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part
2634.1		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part
2635.1		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part
2636.1		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part



2637.1		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part
2638.1		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part
2639.1		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part
2640.1		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part
2641.1		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part
2642.1		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part
2643.1		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part
2644.1		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part
2645.1		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part

2646.1		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part
2647.1		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part
2648.1		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part
2649.1		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part
2650.1		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part
2651.1		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part
2652.1		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part
2653.1		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part
2654.1		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part

2655.1		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation	Oppose	That the Council's visitor accommodation variation is replaced with a dual approach that adjusts the policies, rules and definitions relating to visitor accommodation, and that new 'residential sub zones' are identified across the district, which are based on traveller preference data, that prioritise residential activity over visitor accommodation in specified areas.	Accept in Part
2658.1			Neil Ladbrook	6-Visitor Accommodation - Variation	Oppose	Opposes the reduction in the number of letting days and maximum number of individual lets for residential visitor accommodation activities.	Accept in Part
2658.2			Neil Ladbrook	6-Visitor Accommodation - Variation	Oppose	That the Council should get developers to building housing as part of their new infrastructure.	Reject
2659.1			Karl McDonald	6-Visitor Accommodation - Variation	Oppose	Opposes the visitor accommodation variation.	Accept in Part
2042.1			Bronwyn Brock	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Opposes visitor accommodation definitions.	Accept in Part
2057.2			Judith and Martin Bryant	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Primary place of residence and family holiday homes be defined as Homestays while investment properties should be defined as Residential Visitor Accommodation. There should be no distinction between occupied or unoccupied dwellings used for visitor accommodation.	Reject
2058.2			Michael Harvey	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Primary place of residence and family holiday homes be defined as Homestays while investment properties should be defined as Residential Visitor Accommodation. There should be no distinction between occupied or unoccupied dwellings used for visitor accommodation.	Reject
2064.1			Alistair McIntosh	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the Visitor Accommodation Variation is rejected and the existing rules are retained.	Accept in Part
2067.2			Sally Watson	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Primary place of residence and family holiday homes be defined as Homestays while investment properties should be defined as Residential Visitor Accommodation. There should be no distinction between occupied or unoccupied dwellings used for visitor accommodation.	Reject

2068.2			Aimi Smith-Taylor	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Primary place of residence and family holiday homes be defined as Homestays while investment properties should be defined as Residential Visitor Accommodation. There should be no distinction between occupied or unoccupied dwellings used for visitor accommodation.	Reject
2069.2			Alexander Hopkinson	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Primary place of residence and family holiday homes be defined as Homestays while investment properties should be defined as Residential Visitor Accommodation. There should be no distinction between occupied or unoccupied dwellings used for visitor accommodation.	Reject
2070.2			Cam Pyke	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Primary place of residence and family holiday homes be defined as Homestays while investment properties should be defined as Residential Visitor Accommodation. There should be no distinction between occupied or unoccupied dwellings used for visitor accommodation.	Reject
2071.2			Catherine McLennan	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Primary place of residence and family holiday homes be defined as Homestays while investment properties should be defined as Residential Visitor Accommodation. There should be no distinction between occupied or unoccupied dwellings used for visitor accommodation.	Reject
2072.2			Jan and Tim Warwick	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Primary place of residence and family holiday homes be defined as Homestays while investment properties should be defined as Residential Visitor Accommodation. There should be no distinction between occupied or unoccupied dwellings used for visitor accommodation.	Reject
2073.2			Lindsay Lake	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Primary place of residence and family holiday homes be defined as Homestays while investment properties should be defined as Residential Visitor Accommodation. There should be no distinction between occupied or unoccupied dwellings used for visitor accommodation.	Reject
2074.2			Lynne Fleming	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Primary place of residence and family holiday homes be defined as Homestays while investment properties should be defined as Residential Visitor Accommodation. There should be no distinction between occupied or unoccupied dwellings used for visitor accommodation.	Reject
2075.2			Rachel Kane-Smith	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Primary place of residence and family holiday homes be defined as Homestays while investment properties should be defined as Residential Visitor Accommodation. There should be no distinction between occupied or unoccupied dwellings used for visitor accommodation.	Reject
2080.2			Patricia Thomson	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Primary place of residence and family holiday homes be defined as Homestays while investment properties should be defined as Residential Visitor Accommodation. There should be no distinction between occupied or unoccupied dwellings used for visitor accommodation.	Reject

2081.2			Jessica Carr	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Primary place of residence and family holiday homes be defined as Homestays while investment properties should be defined as Residential Visitor Accommodation. There should be no distinction between occupied or unoccupied dwellings used for visitor accommodation.	Reject
2082.2			Gemma Ansty	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Primary place of residence and family holiday homes be defined as Homestays while investment properties should be defined as Residential Visitor Accommodation. There should be no distinction between occupied or unoccupied dwellings used for visitor accommodation.	Reject
2092.2			Louise Hall	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Primary place of residence and family holiday homes be defined as Homestays while investment properties should be defined as Residential Visitor Accommodation. There should be no distinction between occupied or unoccupied dwellings used for visitor accommodation.	Reject
2093.2			Trineka Newton	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Primary place of residence and family holiday homes be defined as Homestays while investment properties should be defined as Residential Visitor Accommodation. There should be no distinction between occupied or unoccupied dwellings used for visitor accommodation.	Reject
2098.1			Douglas Grant Bird	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definition of Residential Visitor Accommodation be amended to require occupation by a single group/household rather than multiple parties.	Reject
2099.1			Julian and Carrie Adams	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definitions of Residential Visitor Accommodation and Homestay are amended to require occupation by a single group/household rather than multiple parties.	Reject
2099.1	FS2798.19		Nona James	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Support	That the existing rule which restricts registered holiday homes to a single household is retained. Enhance rules to prevent hostels operating under the current homestay rules.	Accept in Part
2102.2			Adelle Alexander	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Primary place of residence and family holiday homes be defined as Homestays while investment properties should be defined as Residential Visitor Accommodation. There should be no distinction between occupied or unoccupied dwellings used for visitor accommodation.	Reject
2105.1			Matthew Wilson	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definitions of Residential Visitor Accommodation and Homestay are amended to require occupation by a single group/household rather than multiple parties.	Reject

2107.1			Graeme and Christine Castle	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definition of Residential Visitor Accommodation and Homestay are amended to require occupation by a single group/household, rather than multiple parties.	Reject
2111.2			James Anderson	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Primary place of residence and family holiday homes be defined as Homestays while investment properties should be defined as Residential Visitor Accommodation. There should be no distinction between occupied or unoccupied dwellings used for visitor accommodation.	Reject
2112.2			Juan Llona	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Primary place of residence and family holiday homes be defined as Homestays while investment properties should be defined as Residential Visitor Accommodation. There should be no distinction between occupied or unoccupied dwellings used for visitor accommodation.	Reject
2113.2			Noel Coutts	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the proposed definitions of residential visitor accommodation and homestay are amended in the following manner: - Primary places of residence and family holiday homes/baches should be defined as homestays; - Investment properties (individuals who share more than on property) should be defined as residential visitor accommodation; - There should be no distinction between occupied and unoccupied dwellings; and <del>There should be a one-off simple registration system that easily identifies and classifies homestays and</del>	Reject
2114.2			Oanita Collins	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the proposed definitions of residential visitor accommodation and homestay are amended in the following manner: - Primary places of residence and family holiday homes/bathes should be defined as homestays; - Investment properties (individuals who share more than on property) should be defined as residential visitor accommodation; - There should be no distinction between occupied and unoccupied dwellings; and <del>There should be a one-off simple registration system that easily identifies and classifies homestays and</del>	Reject
2116.2			Cornelia Bryant	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the proposed definitions of residential visitor accommodation and homestay are amended in the following manner: - Primary places of residence and family holiday homes/bathes should be defined as homestays; - Investment properties (individuals who share more than on property) should be defined as residential visitor accommodation; - There should be no distinction between occupied and unoccupied dwellings; and <del>There should be a one-off simple registration system that easily identifies and classifies homestays and</del>	Reject
2117.2			Danelle Jones	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the proposed definitions of residential visitor accommodation and homestay are amended in the following manner: - Primary places of residence and family holiday homes/bathes should be defined as homestays; - Investment properties (individuals who share more than on property) should be defined as residential visitor accommodation; - There should be no distinction between occupied and unoccupied dwellings; and <del>There should be a one-off simple registration system that easily identifies and classifies homestays and</del>	Reject
2119.2			Virginia Brown	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the proposed definitions of residential visitor accommodation and homestay are amended in the following manner: - Primary places of residence and family holiday homes/bathes should be defined as homestays; - Investment properties (individuals who share more than on property) should be defined as residential visitor accommodation; - There should be no distinction between occupied and unoccupied dwellings; and <del>There should be a one-off simple registration system that easily identifies and classifies homestays and</del>	Reject
2137.1			Lindsay and Di Williams	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the Residential Visitor Accommodation definition should be amended to prohibit accommodation within tents, caravans, campervans or any other type of of mobile accommodation in urban areas.	Reject

2137.2			Lindsay and Di Williams	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the Residential Visitor Accommodation definition be amended to clarify that the 90 day reference is per site irrespective of how many dwellings or flats are contained on that site. The definition should no provide 90 days each for a residential unit and residential flat.	Accept in Part
2137.3			Lindsay and Di Williams	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definition of Homestay be amended so that homestays must be registered.	Reject
2137.7			Lindsay and Di Williams	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the visitor accommodation definitions should be amended to make freedom camping a prohibited activity.	Reject
2146.1			Neil Martin	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Homestay and Residential Visitor Accommodation to require occupation by a single group/household rather than multiple parties.	Reject
2146.2			Neil Martin	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the standards relating to Homestays and Residential Visitor Accommodation in each zone to allow up to 90 letting days a year where registered and 28 days in a single let where unregistered.	Reject
2148.1			Steve Hamilton	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Homestays and Residential Visitor Accommodation to require occupation by a single group/household rather than multiple parties.	Reject
2161.1			Anthony Miller	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Homestay and Residential Visitor Accommodation to require occupation by a single group/household rather than multiple parties.	Reject
2165.1			Joanna Taverner	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Support	That the visitor accommodation definitions be adopted.	Accept in Part
2179.2			Anne Percy	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the proposed definitions of Residential Visitor Accommodation and Homestay are amended in the following manner: - Primary places of residence and family holiday homes/baches should be defined as Homestays; - Investment properties (individuals who share more than on property) should be defined as Residential Visitor Accommodation; - There should be no distinction between occupied and unoccupied dwellings; and - There should be a one-off simple registration system that easily identifies and classifies Homestays and	Reject

2180.2			Colleen Morton	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the proposed definitions of residential visitor accommodation and homestay are amended in the following manner: - Primary places of residence and family holiday homes/baches should be defined as homestays; - Investment properties (individuals who share more than on property) should be defined as residential visitor accommodation; - There should be no distinction between occupied and unoccupied dwellings; and <del>There should be a one-off simple registration system that easily identifies and classifies homestays and</del>	Reject
2223.7		Brown & Company Planning Group	MOUNT ROSA WINES LIMITED	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Opposes visitor accommodation definitions.	Reject
2227.3		Brown & Company Planning Group	GIBBSTON HIGHWAY LIMITED	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Not Stated	Opposes visitor accommodation definitions.	Reject
2289.1			Karen Polglaze	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definitions of Homestay and Residential Visitor Accommodation are amended to require occupation by a single group/household rather than multiple parties.	Reject
2289.2			Karen Polglaze	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the standards relating to residential visitor accommodation and homestays are amended in each zone to allow up to 90 days when registered, or 28 days/year in a single let when unregistered.	Reject
2302.1			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definition of Residential Visitor Accommodation be amended to read as follows: Means the use of a residential unit including a residential flat by paying guests which function as one household but who do not occupy the unit as their principal residence (excluding seasonal worker occupancy). where the length of stay by any guest is less than 90 days.	Reject
2302.1	FS2774.1	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.1	FS2776.1	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2302.2			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definition of Homestay be amended to read as follows: Means the use of a residential unit including a residential flat by paying guests which function as one household but who do not occupy the unit as their principal residence (excluding seasonal worker occupancy). Occupancy by paying guests is at the same time that the residential unit or residential flat is occupied by residents for use as a Residential Activity. Includes bed & breakfasts and farm-stays.	Reject



2302.2	FS2774.2	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.2	FS2776.2	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2302.3			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That a definition be included for 'registered' in regard to Residential Visitor Accommodation and Homestay activities.	Reject
2302.3	FS2774.3	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.3	FS2776.3	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2302.4			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definition of Visitor Accommodation be amended to remove the words '(excluding the use of a residential unit or residential flat)' and to include bed and breakfast accommodation.	Reject
2302.4	FS2774.4	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.4	FS2776.4	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2311.2		Tieke Consulting Limited	Streat Developments Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the text "means the use of a residential unit including a residential flat by paying guests where the length of stay by any guest is less than 90 days. Excludes: Visitor Accommodation and Homestays" be deleted from the Residential Visitor Accommodation definition.	Reject

2311.3		Tieke Consulting Limited	Streat Developments Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definition of homestay be amended to apply to either a residential unit or a residential flat which is permanently occupied and to include a limit of 5 guests.	Reject
2311.4		Tieke Consulting Limited	Streat Developments Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the Visitor Accommodation definition be amended to remove the exclusion for residential units and residential flats.	Reject
2311.5		Tieke Consulting Limited	Streat Developments Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the Residential Activity definition is amended to remove the exclusions for residential visitor accommodation and homestays.	Reject
2323.1			Anna and Peter Elms and Smith	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Support	That the provisions that enable the use of a residential flat for homestay accommodation as a permitted activity are retained.	Reject
2336.35		Southern Planning Group	Ngai Tahu Property Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Support	Supports the notified definition of visitor accommodation.	Accept
2342.4			Te Wanaka Lodge Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Other	Amend the visitor accommodation variation definitions to limit residential visitor accommodation and homestay visitors to a single household group, thereby excluding properties that take multiple concurrent bookings and/or tour groups, which would consequently be categorised as 'commercial accommodation'.	Reject
2349.14			Sean McLeod	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definition of Homestay should exclude a situation where the residential flat and residential unit has 5 people in each at the same time and multiple residential units in multiple titles, joined by fire doors and running them together. This should be Visitor Accommodation.	Reject
2357.3			Christine Byrch	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the following amendments are made to the visitor accommodation variation definitions: - Residential Visitor Accommodation - clarify what is meant by 'a residential unit including a residential flat' to remove confusion; - Homestay - delete the last sentence of the definition and the notes; - Visitor Accommodation - in point ii, keep the 'may' in this definition and delete the last sentence, and delete point iii; - Residential Activity - delete 'permanent'; and	Accept in Part
2357.3	FS2735.4	Southern Planning Group	Matakauri Lodge Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the submission is opposed and that the notified definition of 'visitor accommodation' is supported.	Accept

2357.3	FS2736.4	Southern Planning Group	Pounamu Holdings 2014 Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the submission is opposed and that the definition of 'visitor accommodation' as notified is supported.	Accept
2359.2			J & M Dugdale	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Not Stated	That the visitor accommodation definition be rejected.	Accept in Part
2372.2		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definition Residential Visitor Accommodation be deleted.	Reject
2372.3		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definition of Homestay be amended, most notably to include a limit of 5 paying guests, and a requirement for the residential unit to be occupied by permanent residents.	Reject
2372.4		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definition of Visitor Accommodation be amended to delete the exclusion for the use of a residential unit or residential flat.	Reject
2372.5		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definition of Residential Activity be amended.	Reject
2375.5		Tieke Consulting Limited	Church Street Trustee Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definition of 'residential visitor accommodation' be deleted in its entirety.	Reject
2375.6		Tieke Consulting Limited	Church Street Trustee Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definition of homestay is amended to include the threshold of a maximum of 5 paying guests.	Reject
2375.7		Tieke Consulting Limited	Church Street Trustee Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definition of visitor accommodation be amended - consequential change arising from submission point 2375.5 to remove the definition of 'residential visitor accommodation' in its entirety.	Reject

2375.8		Tieke Consulting Limited	Church Street Trustee Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definition of 'residential activity' be amended to remove reference to residential visitor accommodation.	Reject
2376.55		Boffa Miskell Ltd	Darby Planning LP	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definition of Visitor Accommodation be amended to include any residential unit or residential flat.	Reject
2376.55	FS2768.1	Airbnb	Airbnb	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the proposed amendment is opposed.	Accept
2376.55	FS2782.20	Boffa Miskell Ltd	Glencoe Station Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Support	That the relief sought by the Submitter to delete changes to Chapter 21 in relation to visitor accommodation in the WBRAZ/Rural zones in supported.	Reject
2376.55	FS2783.20	Boffa Miskell Ltd	Lake Hayes Cellar Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Support	That the relief sought by the submitter to delete changes to Chapter 21 in relation to visitor accommodation in the WBRAZ/Rural zones in supported.	Reject
2376.55	FS2784.20	Boffa Miskell Ltd	Lake Hayes Ltd	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Support	That the relief sought by the Submitter to delete changes to Chapter 21 in relation to visitor accommodation in the WBRAZ/Rural zones in supported.	Reject
2379.1		Boffa Miskell Ltd	Glencoe Station Ltd	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definition of Visitor Accommodation is amended to include residential unit or residential flat.	Reject
2382.24		Boffa Miskell Ltd	Glendhu Bay Trustees Ltd	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That residential unit or residential flat are included in the definition of visitor accommodation.	Reject
2382.24	FS2768.9	Airbnb	Airbnb	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the proposed amendment is opposed.	Accept

2390.3		Airbnb	Airbnb	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definition of Residential Visitor Accommodation should be amended to read as follows - 'Means the use of a residential unit including a residential flat by paying guests'.	Reject
2390.3	FS2704.3	Mitchell Daysh Ltd	Bachcare Holiday Homes	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Disallow the relief.	Accept in Part
2390.3	FS2705.3	Mitchell Daysh Ltd	Bookabach	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Disallow the relief.	Accept in Part
2390.3	FS2730.3		Brian Reeve	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Support	That the submission (and similar submissions) is supported in general.	Accept in Part
2390.5		Airbnb	Airbnb	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definition of Homestay be amended to read as follows - 'Means the use of a residential unit including a residential flat by paying guests at the same time that the residential unit or residential flat is occupied by residents for time that the residential unit or residential flat is occupied by residents for use as a Residential Activity. Includes bed & breakfasts and farm-stays.'	Reject
2390.5	FS2704.5	Mitchell Daysh Ltd	Bachcare Holiday Homes	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Disallow the relief.	Accept in Part
2390.5	FS2705.5	Mitchell Daysh Ltd	Bookabach	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Disallow the relief.	Accept in Part
2390.5	FS2730.5		Brian Reeve	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Support	That the submission (and similar submissions) is supported in general.	Accept in Part
2396.2			Adrienne Kendall	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That family holiday homes/baches should be classified as homestays, and investment properties should be classified as Residential Visitor Accommodation. That the distinction between occupied and unoccupied dwellings is removed. That there should be a one-off simple registration system that easily identifies and classifies. Homestays and Residential Visitor Accommodation differently, with a reasonable and reflective rate system.	Reject

2409.1		Todd and Walker Law	Trilane Industries Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Support	The submitter supports the notified definitions of Visitor Accommodation and Residential Visitor Accommodation.	Accept in Part
2411.1			Niki Gladding	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Opposes the notified definition of Visitor Accommodation in (ii) and (iv.c) and seeks that these elements of the submission are amended.	Reject
2411.1	FS2735.1	Southern Planning Group	Matakauri Lodge Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the relief sought by submission is opposed and that the definition of 'visitor accommodation' be confirmed as notified.	Accept in Part
2411.1	FS2736.1	Southern Planning Group	Pounamu Holdings 2014 Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the relief sought by the submission is opposed and that the definition of 'visitor accommodation' be confirmed as notified.	Accept in Part
2421.1			Paul Parker	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Support	The submitter supports Homestays hosting 5 or less people., and seeks that they should pay higher rates.	Accept in Part
2427.2			Mirian Acunha	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That primary places of residences and family holiday homes be classified as homestays. Seeks that investment properties (submitter defines as individuals who share more than one property) should be classified as Residential Visitor Accommodation.	Reject
2427.3			Mirian Acunha	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That there should be no distinction between occupied and unoccupied dwelling with regards to defining homestay and Residential Visitor Accommodation	Reject
2427.4			Mirian Acunha	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That there should be a one-off simple registration system with reasonable reflective rates.	Reject
2428.3			Nick Cameron	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Opposes definition of Residential VA. Seeks primary places of residence and family holiday homes be classified as homestays and investment properties (submitter defines these as individuals who share more than one property) should be classes as Residential VA.	Reject

2428.4			Nick Cameron	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Oppose distinction of occupied home for homestay. Seeks there should be no distinction between occupied and unoccupied for homestay and Residential VA.	Reject
2428.5			Nick Cameron	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Seeks one-off simple registration, easily identifies Homestays and Residential VA with reasonable reflective rates system.	Reject
2429.2			Peter Howe	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definitions of Homestay and Residential Visitor Accommodation are amended to require occupation by a single group/household rather than multiple parties.	Reject
2431.2			Peter Stanton	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Opposes definition of Residential VA. Seeks that primary places of residence and family holiday homes be classified as homestays and investment properties (submitter defines these as individuals who share more than one property) be classed as Residential VA.	Reject
2431.4			Peter Stanton	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Seeks one-off simple registration, easily identifies Homestays and Residential VA with reasonable reflective rates system.	Reject
2432.2			Philip David Marsden	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Seek for a definition/rule to define that if 2 or more properties are owned by one person the renting of these properties in any capacity will be a commercial activity.	Reject
2432.3			Philip David Marsden	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Opposes the definition of Residential VA. Seeks that a definition of 'Holiday Home' is included and that this activity is treated separately in the rule framework.	Reject
2432.3	FS2759.49	Mitchell Daysh Limited	Queenstown Airport Corporation	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That if a new definition is included as per the submitter's requested relief, the definition of Activity Sensitive to Aircraft Noise would need to be amended accordingly.	Accept in Part
2432.4			Philip David Marsden	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the Residential VA and Homestay definitions are modified to limit visitors to single groups, thereby excluding properties that take multiple concurrent bookings, tour groups, hotels, B&Bs and lodges, as these should be defined as commercial activities.	Reject

2435.1			S Kirby	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Seeks for an amendment to the definition of Residential VA and Homestay to require occupation by a single group/household rather than multiple parties.	Reject
2438.1			Stuart Clark	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Opposes definition of Residential VA. Seeks primary places of residence and family holiday homes be classified as homestays and investment properties (submitter defines these as individuals who share more than one property) should be classed as Residential VA.	Reject
2438.2			Stuart Clark	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Oppose distinction of occupied home for homestay. Seeks there should be no distinction between occupied and unoccupied for homestay and Residential VA	Reject
2438.3			Stuart Clark	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Seeks one-off simple registration that easily identifies Homestays and Residential VA with reasonable reflective rates system.	Reject
2450.7		Southern Planning Group	Mount Crystal Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Support	Submitter supports the new definitions for Residential VA and Visitor Accommodation	Accept
2455.30			Otago Fish and Game Council	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Support	Supports the visitor accommodation variation definitions.	Accept in Part
2463.1			Rachel Mahon	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definition of Homestay and Residential Visitor Accommodation are amended to require occupation by a single group per let.	Reject
2469.1			Richard and Nicky Wells	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definition of Homestay and Residential VA are amended to require occupation by a single group rather than multiple parties.	Reject
2481.3			William Jin	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Other	Primary place of residences (PPR) and family holiday homes/baches should be classified as Homestays and treated differently to investment properties (individuals who share more than one property), which should be classified Residential Visitor accommodation. No distinction between occupied and unoccupied dwellings. Be a one off simple registration system that easily identifies and classifies Homestays and Residential Visitor Accommodation.	Reject



2507.1			Astride Morozovs	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the proposed definition of Residential VA be amended to classify primary places of residence and holiday homes/baches as Homestays and investment properties (individuals who share more than one property) as RVA.	Reject
2507.2			Astride Morozovs	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the proposed 28 day limit for RVA is too restrictive and unenforceable.	Accept in Part
2507.3			Astride Morozovs	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the limit of 5 paying guests is restrictive and difficult to enforce	Accept
2521.1			Campbell Bevan	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That homestay should be restricted to 3 paying guests at any one time	Accept in Part
2521.2			Campbell Bevan	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the permitted threshold for short term letting/Residential Visitor Accommodation should remain at 90 nights.	Accept in Part
2524.3		Harrison Grierson Consultants Limited	Coherent Hotel Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Support	That the notified definition of Visitor Accommodation is retained.	Accept
2524.4		Harrison Grierson Consultants Limited	Coherent Hotel Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Homestay to clarify that it excludes 'Residential Visitor Accommodation and Visitor Accommodation'.	Accept
2524.5		Harrison Grierson Consultants Limited	Coherent Hotel Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Visitor Accommodation at i. to exclude the words 'such accommodation'.	Accept in Part
2537.1			Norman Castles	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definitions of Homestay and Residential Visitor Accommodation are amended to require occupation by a single group/household rather than multiple parties.	Reject

2537.2			Norman Castles	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the standards relating to Homestays and Residential Visitor Accommodation in each zone is amended to allow up to 90 letting days per year where registered, or 28 days per year in a single let where unregistered.	Reject
2540.60			Federated Farmers of New Zealand	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Support	That the definition of Homestay is accepted.	Accept
2547.2		Town Planning Group	Gibbston Valley Station	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the proposed changes to the Chapter 2 definition of "Visitor Accommodation," particularly as it relates to the proposed Gibbston Character sub-zone, be rejected.	Accept in Part
2556.2			Hospitality New Zealand	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Support	Supports the proposed definitions of "Residential Visitor Accommodation" and the amendments to the definitions of "Visitor Accommodation" and "Residential Activity"	Accept
2556.4			Hospitality New Zealand	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Other	That all definitions in Chapter 2 relating to Visitor Accommodation are amended to include a note advising that the commercial letting of a property may require compliance with the Building Code, and an annual Warrant of Fitness, or words similar to that effect.	Accept in Part
2561.1			Sandra & Jason Walker	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Opposes the removal of the current "registered holiday home" definition and provisions	Reject
2565.2			Judy Murphy	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That primary places of residence and family holiday homes/baches to be classified as homestays and be treated differently to investment properties which should be classified as visitor accommodation.	Reject
2565.4			Judy Murphy	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	The submitter seeks for a "one-off simple registration system that easily identifies and classifies Homestay and Residential Visitor Accommodation differently, with a reasonable and reflective rate system".	Reject
2570.2			Kristy Topp	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the proposed definitions of residential visitor accommodation and homestay are amended in the following manner: - Primary places of residence and family holiday homes/baches should be defined as homestays; - Investment properties (individuals who share more than one property) should be defined as residential visitor accommodation; - There should be no distinction between occupied and unoccupied dwellings; and There should be a one-off simple registration system that easily identifies and classifies homestays and	Reject

2583.2			Maurice Joseph Murphy	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the proposed definitions of residential visitor accommodation and homestay are amended in the following manner: - Primary places of residence and family holiday homes/baches should be defined as homestays; - Investment properties (individuals who share more than one property) should be defined as residential visitor accommodation; - There should be no distinction between occupied and unoccupied dwellings; and <del>There should be a one-off simple registration system that easily identifies and classifies homestays and</del>	Reject
2588.2			Kate Craighbrown	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the proposed definitions of residential visitor accommodation and homestay are amended in the following manner: - Primary places of residence and family holiday homes/baches should be defined as homestays; - Investment properties (individuals who share more than one property) should be defined as residential visitor accommodation; - There should be no distinction between occupied and unoccupied dwellings; and <del>There should be a one-off simple registration system that easily identifies and classifies homestays and</del>	Reject
2592.1		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definition of Residential Visitor Accommodation be amended to remove the less than 90 day length of stay reference.	Reject
2592.1	FS2719.1		BSTGT Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2592.2		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definition of Homestay be amended so that the associated 'notes' area deleted.	Reject
2592.2	FS2719.2		BSTGT Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2592.3		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definition of Visitor Accommodation be amended to remove the less than 90 day length of stay reference.	Reject
2592.3	FS2719.3		BSTGT Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2592.4		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definition of Residential Activity be amended to remove the reference to Residential Visitor Accommodation and Homestays.	Reject

2592.4	FS2719.4		BSTGT Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.1		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definition of Residential Visitor Accommodation be amended to remove the less than 90 day length of stay reference.	Reject
2598.1	FS2719.56		BSTGT Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.2		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definition of Homestay be amended so that the associated 'notes' area deleted.	Reject
2598.2	FS2719.57		BSTGT Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.3		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definition of Visitor Accommodation be amended to remove the less than 90 day length of stay reference.	Reject
2598.3	FS2719.58		BSTGT Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.4		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definition of Residential Activity be amended to remove the reference to Residential Visitor Accommodation and Homestays.	Reject
2598.4	FS2719.59		BSTGT Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part

2600.1		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definition of Residential Visitor Accommodation be amended to remove the less than 90 day length of stay reference.	Reject
2600.1	FS2719.111		BSTGT Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.2		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definition of Homestay be amended so that the associated 'notes' area deleted.	Reject
2600.2	FS2719.112		BSTGT Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.3		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definition of Visitor Accommodation be amended to remove the less than 90 day length of stay reference.	Reject
2600.3	FS2719.113		BSTGT Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.4		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	That the definition of Residential Activity be amended to remove the reference to Residential Visitor Accommodation and Homestays.	Reject
2600.4	FS2719.114		BSTGT Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2611.1		Southern Planning Group	Matakauri Lodge Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Support	That the definition of visitor accommodation is confirmed as notified.	Accept

2612.1		Southern Planning Group	Pounamu Holdings 2014 Limited	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Not Stated	That the definition of Visitor Accommodation is confirmed as notified.	Accept
2620.2		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject
2620.3		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject
2620.4		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject
2620.5		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject
2621.2		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject
2621.3		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject
2621.4		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject
2621.5		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject

2622.2		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject
2622.3		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject
2622.4		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject
2622.5		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject
2623.2		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject
2623.3		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject
2623.4		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject
2623.5		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject
2624.2		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject

2624.3		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject
2624.4		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject
2624.5		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject
2625.2		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject
2625.3		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject
2625.4		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject
2625.5		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject
2626.2		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject
2626.3		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject



2626.4		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject
2626.5		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject
2627.2		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject
2627.3		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject
2627.4		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject
2627.5		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject
2628.2		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject
2628.3		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject
2628.4		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject

2628.5		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject
2629.2		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject
2629.3		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject
2629.4		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject
2629.5		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject
2630.2		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject
2630.3		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject
2630.4		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject
2630.5		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject

2631.2		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject
2631.3		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject
2631.4		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject
2631.5		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject
2632.2		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject
2632.3		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject
2632.4		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject
2632.5		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject
2633.2		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject

2633.3		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject
2633.4		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject
2633.5		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject
2634.2		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject
2634.3		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject
2634.4		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject
2634.5		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject
2635.2		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject
2635.3		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject

2635.4		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject
2635.5		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject
2636.2		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject
2636.3		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject
2636.4		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject
2636.5		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject
2637.2		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject
2637.3		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject
2637.4		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject

2637.5		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject
2638.2		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject
2638.3		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject
2638.4		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject
2638.5		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject
2639.2		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject
2639.3		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject
2639.4		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject
2639.5		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject

2640.2		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject
2640.3		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject
2640.4		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject
2640.5		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject
2641.2		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject
2641.3		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject
2641.4		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject
2641.5		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject
2642.2		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject

2642.3		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject
2642.4		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject
2642.5		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject
2643.2		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject
2643.3		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject
2643.4		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject
2643.5		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject
2644.2		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject
2644.3		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject



2644.4		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject
2644.5		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject
2645.2		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject
2645.3		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject
2645.4		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject
2645.5		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject
2646.2		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject
2646.3		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject
2646.4		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject

2646.5		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject
2647.2		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject
2647.3		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject
2647.4		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject
2647.5		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject
2648.2		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject
2648.3		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject
2648.4		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject
2648.5		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject

2649.2		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject
2649.3		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject
2649.4		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject
2649.5		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject
2650.2		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject
2650.3		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject
2650.4		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject
2650.5		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject
2651.2		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject

2651.3		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject
2651.4		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject
2651.5		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject
2652.2		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject
2652.3		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject
2652.4		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject
2652.5		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject
2653.2		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject
2653.3		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject

2653.4		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject
2653.5		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject
2654.2		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject
2654.3		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject
2654.4		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject
2654.5		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject
2655.2		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Residential Visitor Accommodation to make reference to the function of the household as a principal residence and to delete the 90 day limit.	Reject
2655.3		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of Home stay to refer to the household functioning as the principal residence, and to remove reference to bed and breakfasts.	Reject
2655.4		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Add a new definition to interpret and apply 'registration'.	Reject

2655.5		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.1-VA - Chapter 2: Definitions	Oppose	Amend the definition of visitor accommodation to remove reference to 'residential unit or residential flat'.	Reject
2033.1			N J Harris	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential	Oppose	That the size of dwellings being used for visitor accommodation be restricted. Many are purpose built with as many as 6 or 7 bedrooms.	Accept in Part
2033.2			N J Harris	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential	Oppose	Consider making some use of prohibited activity status.	Reject
2045.2			Allan McLaughlin	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential	Other	That the consent of neighboring property owners should be required where visitor accommodation activities are proposed and that a dispute arbitration mechanism be put in place.	Accept in Part
2045.2	FS2798.20		Nona James	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential	Support	That the existing rules for registered holiday homes and homestays should be retained. However, the rules should be strengthened to require a more rigorous assessment of resource consents. Any application for visitor accommodation in a residential neighbourhood that exceeds current restrictions should be notified unless adjoining property owners have signed off as affected persons.	Accept in Part
2063.1			Noel Williams	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential	Oppose	That visitor accommodation should not be prevented in the Low Density Residential Zone.	Accept in Part
2063.1	FS2759.42	Mitchell Daysh Limited	Queenstown Airport Corporation	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential	Oppose	That the submission is opposed to the extent that it may result in the removal of provisions relating to activities sensitive to aircraft noise.	Accept in Part
2098.2			Douglas Grant Bird	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential	Oppose	That the standards relating to Residential Visitor Accommodation in the Wanaka Low Density Residential Zone be amended to allow up to 90 letting days per annum where registered, and 28 letting days per annum in a single let where unregistered.	Reject
2145.1			David Marsh	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential	Oppose	That short stay accommodation is enabled in the low density housing areas in Wanaka.	Accept in Part

2152.2			Bridgit Parker	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential	Support	Accept the restriction of 28 days with 3 lets in the low density residential areas.	Accept in Part
2172.6			Mark Smith	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential	Oppose	That a new rule that be establish that gives an exemption to owners who have already had their house on the residential rental property market for a period to operate their property for peer to peer letting.	Reject
2220.1			Ben Acland	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential	Oppose	That the proposed provisions are rejected until more research is completed and data is sufficient.	Reject
2220.3			Ben Acland	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential	Oppose	That there be an exemption for permanent residents that live in Wanaka for over 50% of the year.	Reject
2226.8		Brown & Company Planning Group	RSJ Tahuna Trust	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential	Oppose	That other methods, such as enabling more building height in some areas, be used to address housing issues rather than the proposed variation.	Reject
2226.9		Brown & Company Planning Group	RSJ Tahuna Trust	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential	Oppose	That references to predominantly residential use, loss of residential character, and loss of housing supply be removed from the provisions.	Accept in Part
2011.1			George Bridgewater	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Opposes 7.1 - visitor accommodation zone purpose in the Low Density Residential Zone.	Reject
2012.1			Rachel Bridgewater	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Opposes the visitor accommodation zone purpose in the Low Density Residential Zone.	Reject
2017.1			Kain Froud	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Opposes the visitor accommodation zone purpose in the Low Density Residential Zone.	Reject

2042.2			Bronwyn Brock	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Opposes 7.1 Low Density Residential Zone Purpose.	Reject
2085.1			Mark Arbuckle	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	That Residential Visitor Accommodation activities should not be restricted.	Accept in Part
2085.1	FS2759.40	Mitchell Daysh Limited	Queenstown Airport Corporation	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	That the submission is opposed to the extent that it may result in the removal of provisions relating to activities sensitive to aircraft noise.	Accept in Part
2088.1			Kim Spencer-McDonald	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	That the proposed variation is rejected and the status quo remains.	Accept in Part
2172.2			Mark Smith	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Opposes 7.1 - Low Density Residential Zone purpose.	Reject
2216.1		IP Solutions Ltd	Wanaka Selection Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	That the Low Density Residential Zone purpose is amended to acknowledge the importance of visitor accommodation in Wanaka.	Reject
2221.1		IP Solutions Ltd	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	That the Low Density Residential Zone purpose be amended to include wording which acknowledges the importance of visitor accommodation in Wanaka.	Reject
2226.1		Brown & Company Planning Group	RSJ Tahuna Trust	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	That the Low Density Residential Zone purpose be amended as follows: 'Visitor accommodation is restricted, except within low density residential visitor accommodation sub-zones. The commercial letting of residential properties as visitor accommodation on a year-round or permanent basis, is restricted, particularly where it would result in a loss of housing supply. Low intensity residential visitor accommodation is enabled, where the environment is retained as to maintain the predominantly residential character of the Zone and the amenity of nearby residents is maintained'	Reject
2226.1	FS2798.28		Nona James	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Support	That the respective purpose for all residential zones should be reworded as submitted to clarify that the purpose is to protect residential character (not increasing housing supply).	Reject



2302.18			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Visitor accommodation is restricted, except within low density residential visitor accommodation sub-zones. The commercial letting of residential properties as visitor accommodation on a year-round or permanent basis, is restricted, particularly where it would result in a loss of residential character housing supply. Low intensity residential visitor and homestay accommodation is enabled, where the character of the environment is retained as predominantly residential and the amenity of nearby residents is maintained. Residential Sub-zones identify areas intended for primarily residential use.	Reject
2302.18	FS2774.18	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.18	FS2776.18	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2372.6		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	That the notified changes to 7.1 Zone Purpose be deleted and replaced with text that principally highlights the popularity of Queenstown and Arrowtown as visitor destinations and the increasing number of houses being converted to visitor accommodation.	Reject
2524.6		Harrison Grierson Consultants Limited	Coherent Hotel Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend Part 7.1 Purpose statement to recognise the importance of VA activities and their contribution to Queenstown's economic activity.	Accept in Part
2538.107			NZ Transport Agency	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Support	That the Zone Purpose is accepted.	Accept
2538.107	FS2760.108	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Support	That the submission is supported generally.	Accept in Part
2592.5		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	That 7.1 - Low Density Residential Zone purpose be amended to replace 'restricted' with 'controlled' and to delete references to visitor accommodation sub-zones and the loss of housing supply.	Reject
2592.5	FS2719.5		BSTGT Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept

2598.5		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	That 7.1 - Low Density Residential Zone purpose be amended to replace 'restricted' with 'controlled' and to delete references to visitor accommodation sub-zones and the loss of housing supply.	Reject
2598.5	FS2719.60		BSTGT Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept
2600.5		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	That 7.1 - Low Density Residential Zone purpose be amended to replace 'restricted' with 'controlled' and to delete references to visitor accommodation sub-zones and the loss of housing supply.	Reject
2600.5	FS2719.115		BSTGT Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept
2620.6		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2621.6		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2622.6		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2623.6		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2624.6		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part

2625.6		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2626.6		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2627.6		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2628.6		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2629.6		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2630.6		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2631.6		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2632.6		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2633.6		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part

2634.6		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2635.6		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2636.6		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2637.6		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2638.6		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2639.6		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2640.6		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2641.6		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2642.6		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part

2643.6		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2644.6		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2645.6		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2646.6		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2647.6		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2648.6		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2649.6		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2650.6		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2651.6		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part

2652.6		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2653.6		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2654.6		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2655.6		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.1-7.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2011.2			George Bridgewater	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Opposes 7.2 - visitor accommodation objectives and policies in the Low Density Residential Zone.	Reject
2012.2			Rachel Bridgewater	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Opposes the visitor accommodation objectives and policies within the Low Density Residential Zone.	Reject
2017.2			Kain Froud	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Opposes the visitor accommodation objectives and policies in the Low Density Residential Zone.	Reject
2042.3			Bronwyn Brock	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Opposes the Low Density Residential Zone visitor accommodation objectives and policies.	Reject
2045.3			Allan McLaughlin	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Support	Supports the Low Density Residential Zone visitor accommodation objectives and policies.	Accept

2085.2			Mark Arbuckle	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Opposes visitor accommodation variation.	Accept in Part
2088.2			Kim Spencer-McDonald	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Opposes Policy 7.2.8.2. The status quo should remain to allow all areas to provide visitor accommodation.	Accept in Part
2088.5			Kim Spencer-McDonald	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Opposes Objective 7.2.9. The status quo should remain to allow all areas to provide visitor accommodation.	Accept in Part
2216.2		IP Solutions Ltd	Wanaka Selection Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That the Low Density Residential Zone objectives and policies are amended to acknowledge the importance of visitor accommodation in Wanaka.	Reject
2221.2		IP Solutions Ltd	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That the Low Density Residential Zone objectives and policies be amended to acknowledge that Wanaka's Low Density Residential Zone plays a vital role in meeting the demand for visitor accommodation.	Reject
2226.2		Brown & Company Planning Group	RSJ Tahuna Trust	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Not Stated	That Policy 7.2.8.2 be amended to read as follows: Restrict the establishment of visitor accommodation in locations outside the Low Density Residential Visitor Accommodation Sub-Zones to ensure that the zone maintains a residential character and the supply of residential housing is achieved.	Reject
2226.3		Brown & Company Planning Group	RSJ Tahuna Trust	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That Objective 7.2.9 be amended to read as follows: Objective - Manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities, and the residential character of and amenities within the zone is are maintained.	Reject
2226.3	FS2798.29		Nona James	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Support	Implement wording change as proposed by submitter.	Accept in Part
2226.3	FS2798.30		Nona James	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Support	That the respective policy for all residential zones should be reworded as submitted to clarify that the policy supports the objective of protecting residential character (not increasing housing supply which is not a stated objective).	Accept in Part

2226.4		Brown & Company Planning Group	RSJ Tahuna Trust	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That Policy 7.2.9.1 be amended to read as follows: Ensure that residential visitor accommodation and homestays are of a scale and character that is compatible with the surrounding residential context, and maintains residential activities as the predominant use of the site.	Reject
2226.5		Brown & Company Planning Group	RSJ Tahuna Trust	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That Policy 7.2.9.2 be amended to read as follows: Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing, while maintaining residential activities as the predominant use of the site.	Reject
2226.6		Brown & Company Planning Group	RSJ Tahuna Trust	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That Policy 7.2.9.3 be deleted.	Reject
2278.1			Chris Worth	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Support	Supports policy statement 7.2.9.1.	Accept
2302.19			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That Objective 7.2.9 be amended to read: Manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities, and the residential character of the zone is maintained.	Reject
2302.19	FS2774.19	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.19	FS2776.19	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2302.20			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That Policy 7.2.9.1 be amended as follows: Ensure that residential visitor accommodation and homestays are of a scale and character that is compatible with the surrounding residential context, and maintains residential character of the locality activities as the predominant use of the site.	Reject
2302.20	FS2774.20	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part



2302.20	FS2776.20	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2302.21			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That Policy 7.2.9.2 be amended as follows: Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing, while maintaining residential character values activities as the predominant use of the site .	Reject
2302.21	FS2774.21	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.21	FS2776.21	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2302.22			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That Policy 7.2.9.3 be amended as follows: Restrict the establishment of residential visitor accommodation and homestays that would result in a loss of housing supply and the residential character of the zone.	Reject
2302.22	FS2774.22	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.22	FS2776.22	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2349.15			Sean McLeod	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Other	That the objectives and policies are generally accepted and that an additional provision is added to discourage the encroachment of large visitor accommodation developments into residential neighborhoods, and define when the intensity is too great with a number.	Accept in Part
2351.1			Linda Worth	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Support	Supports Rule 7.5.17.	Accept in Part

2372.7		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That Objective 7.2.8 be deleted and replaced with an objective to maintain residential coherence, character and amenity.	Reject
2372.8		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That Policy 7.2.8.2 be amended to recognise the role of low density residential areas in providing housing and manage specified effects of visitor accommodation.	Accept in Part
2372.9		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That Policy 7.2.8.3 be added to provide for visitor accommodation within the Visitor Accommodation Subzone, subject to design requirements.	Reject
2372.10		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That Policy 7.2.8.3 be amended to alter the proposed restrictions on the location of visitor accommodation.	Reject
2372.11		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That Policy 7.2.8.4 be amended to address the management of visitor accommodation.	Accept in Part
2372.22		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That Policy 7.2.8.3 be amended to alter the proposed restrictions on the location of visitor accommodation.	Accept in Part
2372.23		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That Policy 7.2.8.4 be amended to manage the operational effects of visitor accommodation..	Accept in Part
2372.32		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That Policy 7.2.8.4 be amended to manage the operational effects of visitor accommodation.	Accept in Part
2434.2		JCarter Planning	Robert Heward and Karen Suh	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That the Visitor Accommodation Variation (including the relevant policy provisions) are revisited to recognise that there are areas in the Low Density Residential Zone within which visitor accommodation is appropriate.	Accept in Part

2524.7		Harrison Grierson Consultants Limited	Coherent Hotel Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That a new objective and additional policies are added to provide for visitor accommodation and to better give effect to the NPS UDC 2016.	Accept in Part
2524.8		Harrison Grierson Consultants Limited	Coherent Hotel Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That Objective 7.2.8 is amended to clarify the intent of the objective and that there are different effects between the differing types of commercial accommodation activities.	Accept in Part
2524.9		Harrison Grierson Consultants Limited	Coherent Hotel Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That Policy 7.2.8.1 is deleted.	Accept in Part
2524.10		Harrison Grierson Consultants Limited	Coherent Hotel Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That Policy 7.2.8.2 is amended to better provide for Visitor Accommodation and to remove the reference to supply of housing.	Accept in Part
2524.11		Harrison Grierson Consultants Limited	Coherent Hotel Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Add a new objective and a new policy to manage the effects of residential visitor accommodation and homestays on the character of the LDR zone.	Accept in Part
2524.12		Harrison Grierson Consultants Limited	Coherent Hotel Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Add a new objective and a new policy to manage the effects on amenity from Visitor Accommodation.	Accept in Part
2524.13		Harrison Grierson Consultants Limited	Coherent Hotel Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Support	That Objective 7.2.10 and Policy 7.2.10.1 is retained.	Accept in Part
2524.14		Harrison Grierson Consultants Limited	Coherent Hotel Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Support	That Policies 7.2.9.1, 7.2.9.2 and 7.2.9.3 are retained as notified.	Accept in Part
2538.108			NZ Transport Agency	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Support	That Policy 7.2.8.2 is accepted.	Accept

2538.108	FS2760.109	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Support	That the submission is supported generally.	Accept in Part
2538.109			NZ Transport Agency	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Support	That Objective 7.2.9 is accepted.	Accept
2538.109	FS2760.110	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Support	That the submission is supported generally.	Accept in Part
2538.110			NZ Transport Agency	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Support	That Policy 7.2.9.3 is accepted.	Accept
2538.110	FS2760.111	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Support	That the submission is supported generally.	Accept in Part
2592.6		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That 7.2.8 be amended to include the word 'management'.	Accept in Part
2592.6	FS2719.6		BSTGT Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2592.7		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That 7.2.8.1 be amended to remove reference to visitor accommodation sub zones.	Accept in Part
2592.7	FS2719.7		BSTGT Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part

2592.8		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That 2.2.8.2 be deleted.	Accept in Part
2592.8	FS2719.8		BSTGT Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2592.9		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That 7.2.9 be amended to replace the word 'establishment' with 'effects' and delete the words 'that residential units and residential flats are predominantly used for residential activities, and'.	Accept in Part
2592.9	FS2719.9		BSTGT Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2592.10		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That 7.2.9.1 be amended to delete the words 'and maintains residential activities as the predominant use of the site'.	Accept in Part
2592.10	FS2719.10		BSTGT Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2592.11		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That 7.2.9.2 be amended to delete the words 'while maintaining residential activities as the predominant use of the site'.	Accept in Part
2592.11	FS2719.11		BSTGT Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2592.12		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That 7.2.9.3 be deleted.	Accept in Part

2592.12	FS2719.12		BSTGT Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.6		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That 7.2.8 be amended to include the word 'management'.	Accept in Part
2598.6	FS2719.61		BSTGT Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.7		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That 7.2.8.1 be amended to remove reference to visitor accommodation sub zones.	Accept in Part
2598.7	FS2719.62		BSTGT Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.8		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That 2.2.8.2 be deleted.	Accept in Part
2598.8	FS2719.63		BSTGT Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.9		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That 7.2.9 be amended to replace the word 'establishment' with 'effects' and delete the words 'that residential units and residential flats are predominantly used for residential activities, and'.	Accept in Part
2598.9	FS2719.64		BSTGT Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part

2598.10		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That 7.2.9.1 be amended to delete the words 'and maintains residential activities as the predominant use of the site'.	Accept in Part
2598.10	FS2719.65		BSTGT Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.11		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That 7.2.9.2 be amended to delete the words 'while maintaining residential activities as the predominant use of the site'.	Accept in Part
2598.11	FS2719.66		BSTGT Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.12		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That 7.2.9.3 be deleted.	Accept in Part
2598.12	FS2719.67		BSTGT Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.6		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That 7.2.8 be amended to include the word 'management'.	Accept in Part
2600.6	FS2719.116		BSTGT Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.7		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That 7.2.8.1 be amended to remove reference to visitor accommodation sub zones.	Accept in Part

2600.7	FS2719.117		BSTGT Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.8		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That 2.2.8.2 be deleted.	Accept in Part
2600.8	FS2719.118		BSTGT Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.9		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That 7.2.9 be amended to replace the word 'establishment' with 'effects' and delete the words 'that residential units and residential flats are predominantly used for residential activities, and'.	Accept in Part
2600.9	FS2719.119		BSTGT Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.10		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That 7.2.9.1 be amended to delete the words 'and maintains residential activities as the predominant use of the site'.	Accept in Part
2600.10	FS2719.120		BSTGT Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.11		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That 7.2.9.2 be amended to delete the words 'while maintaining residential activities as the predominant use of the site'.	Accept in Part
2600.11	FS2719.121		BSTGT Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part



2600.12		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	That 7.2.9.3 be deleted.	Accept in Part
2600.12	FS2719.122		BSTGT Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2620.7		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2620.8		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject
2620.9		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject
2620.10		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject
2621.7		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2621.8		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject
2621.9		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject

2621.10		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject
2622.7		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2622.8		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject
2622.9		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject
2622.10		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject
2623.7		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2623.8		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject
2623.9		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject
2623.10		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject

2624.7		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2624.8		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject
2624.9		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject
2624.10		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject
2625.7		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2625.8		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject
2625.9		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject
2625.10		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject
2626.7		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject

2626.8		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject
2626.9		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject
2626.10		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject
2627.7		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2627.8		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject
2627.9		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject
2627.10		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject
2628.7		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2628.8		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject

2628.9		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject
2628.10		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject
2629.7		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2629.8		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject
2629.9		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject
2629.10		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject
2630.7		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2630.8		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject
2630.9		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject

2630.10		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject
2631.7		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2631.8		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject
2631.9		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject
2631.10		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject
2632.7		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2632.8		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject
2632.9		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject
2632.10		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject

2633.7		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2633.8		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject
2633.9		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject
2633.10		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject
2634.7		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2634.8		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject
2634.9		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject
2634.10		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject
2635.7		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject

2635.8		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject
2635.9		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject
2635.10		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject
2636.7		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2636.8		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject
2636.9		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject
2636.10		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject
2637.7		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2637.8		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject



2637.9		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject
2637.10		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject
2638.7		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2638.8		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject
2638.9		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject
2638.10		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject
2639.7		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2639.8		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject
2639.9		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject

2639.10		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject
2640.7		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2640.8		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject
2640.9		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject
2640.10		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject
2641.7		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2641.8		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject
2641.9		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject
2641.10		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject

2642.7		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2642.8		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject
2642.9		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject
2642.10		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject
2643.7		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2643.8		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject
2643.9		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject
2643.10		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject
2644.7		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject

2644.8		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject
2644.9		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject
2644.10		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject
2645.7		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2645.8		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject
2645.9		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject
2645.10		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject
2646.7		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2646.8		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject

2646.9		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject
2646.10		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject
2647.7		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2647.8		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject
2647.9		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject
2647.10		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject
2648.7		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2648.8		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject
2648.9		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject

2648.10		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject
2649.7		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2649.8		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject
2649.9		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject
2649.10		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject
2650.7		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2650.8		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject
2650.9		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject
2650.10		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject

2651.7		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2651.8		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject
2651.9		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject
2651.10		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject
2652.7		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2652.8		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject
2652.9		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject
2652.10		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject
2653.7		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject

2653.8		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject
2653.9		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject
2653.10		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject
2654.7		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2654.8		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject
2654.9		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject
2654.10		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject
2655.7		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Objective 7.2.9 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2655.8		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.1 to remove reference to residential activity being the predominate use.	Reject



2655.9		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.2 to remove reference to residential activity being the predominate use.	Reject
2655.10		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.2-7.2 - Objectives and Policies	Oppose	Amend Policy 7.2.9.3 to remove reference to the loss of housing supply.	Reject
2011.3			George Bridgewater	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Opposes 7.4 - visitor accommodation activity rules.	Accept in Part
2012.3			Rachel Bridgewater	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Opposes the visitor accommodation activity rules within the Low Density Residential Zone.	Accept in Part
2025.1			Jo Allan	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Opposes the visitor accommodation activity rules within the Low Density Residential Zone.	Accept in Part
2042.4			Bronwyn Brock	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Opposes the Low Density Residential Zone visitor accommodation activity rules.	Accept in Part
2045.4			Allan McLaughlin	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Supports 7.4 - activity rules for visitor accommodation within the Low Density Residential Zone.	Accept
2045.5			Allan McLaughlin	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Other	That well defined noise levels need to be provided as appropriate for the Low Density Residential Zone.	Accept
2045.5	FS2798.21		Nona James	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	That a new rule is added to expand the application of noise restrictions for visitor accommodation to any visitor accommodation in all residential neighbourhoods (including Holiday Homes and Homestays).	Accept

2045.5	FS2798.22		Nona James	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	That a rule requiring a 24/7 NZ based manager to be available to handle complaints from neighbouring residential properties for any visitor accommodation (including Holiday Homes and Homestays) in all residential zones is imposed.	Accept
2045.5	FS2798.31		Nona James	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Amend the wording but with addition of minimum 3 nights and one household group and make this change in all residential zones.	Accept
2045.5	FS2798.32		Nona James	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Extend noise restrictions after 9pm to all visitor accommodation in residential areas (including Registered Holiday homes and homestays) in all residential zones.	Accept
2045.5	FS2798.33		Nona James	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	That the existing rule which restricts registered holiday homes to a single household is retained. Enhance rules to prevent hostels operating under the current homestay rules.	Accept
2045.5	FS2798.34		Nona James	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Reject the proposed changes until such time as a diverse and representative cross-section of the community has been consulted and research is provided which demonstrates that all options for achieving the stated objective have been considered.	Accept
2172.4			Mark Smith	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	That rules in relation to screening of parking areas are rejected.	Reject
2216.3		IP Solutions Ltd	Wanaka Selection Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	That all Residential Visitor Accommodation activities within the Low Density Residential Zone have a restricted discretionary activity status or there should be a Wanaka specific activity status in the Low Density Residential Zone. If this change is made then Rule 7.4.18 should remain as it is.	Reject
2221.3		IP Solutions Ltd	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	That all residential visitor accommodation within the Low Density Residential Zone should have a restricted discretionary activity status or this restricted discretionary activity status should be specific to the Wanaka Low Density Residential Zone.	Reject
2222.3		Brown & Company Planning Group	Broadview Villas Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	That the activity status of visitor accommodation activities within the low density residential visitor accommodation sub-zones be changed from restricted discretionary to controlled.	Reject

2222.3	FS2801.6	Southern Planning Group	P J & G H Hensman & Southern Lakes Holdings Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	That the submission be accepted.	Accept in Part
2228.3		Brown & Company Planning Group	T. ROVIN	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	That the activity status of visitor accommodation activities within the low density residential visitor accommodation sub-zones be changed from restricted discretionary to controlled.	Reject
2230.3		Brown & Company Planning Group	THE ESCARPMENT LIMITED	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	That the activity status of visitor accommodation activities within the low density residential visitor accommodation sub-zones be changed from restricted discretionary to controlled.	Reject
2302.23			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Supports Rule 7.4.16.	Accept in Part
2302.23	FS2774.23	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.23	FS2776.23	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2302.24			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	That Rule 7.4 be amended to include an additional rule setting out matters of discretion for Residential Visitor Accommodation and Homestays.	Accept in Part
2302.24	FS2774.24	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.24	FS2776.24	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part

2339.2		JCarter Planning Limited	Safari Group of Companies Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	That Rule 7.4.18 be deleted and replaced with a rule that provides for visitor accommodation as a restricted discretionary activity.	Reject
2339.2	FS2801.4	Southern Planning Group	P J & G H Hensman & Southern Lakes Holdings Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	That the submission be rejected.	Accept
2372.12		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	That Rule 7.4.16 be deleted.	Reject
2372.13		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	That Rule 7.4.17 be amended to delete the restricted discretionary activity status and replace it with controlled activity status with specified matters of control.	Reject
2372.14		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	That Rule 7.4.18 be amended to delete the non-complying activity status and replace it with restricted discretionary activity status with specified matters of discretion.	Reject
		Southern Planning Group	Mount Crystal Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Supports Rule 7.4.17	Accept in Part
2450.3		Southern Planning Group	Mount Crystal Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Supports Rule 7.6.2.2 regarding non-notification	Accept
2524.15		Harrison Grierson Consultants Limited	Coherent Hotel Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.17 that states visitor accommodation is a restricted discretionary activity.	Accept
2524.15	FS2801.7	Southern Planning Group	P J & G H Hensman & Southern Lakes Holdings Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	That the submission be rejected.	Reject

2524.16		Harrison Grierson Consultants Limited	Coherent Hotel Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	That the matters of discretion in Rule 7.4.17 are redrafted so they are matters of discretion, as opposed to assessment matters.	Accept in Part
2524.17		Harrison Grierson Consultants Limited	Coherent Hotel Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	That Rule 7.4.18 that makes other types of visitor accommodation a non-complying activity is deleted.	Reject
2560.2		John Edmonds + Associates Ltd	Jade Lake Queenstown Ltd	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	That visitor accommodation is amended to be a controlled activity within the 'visitor accommodation subzone' or within Lot 1 DP 21182 and Lot 2 DP 20613.	Reject
2616.1		Southern Planning Group	Manor Holdings Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	That Rule 7.4.17 and the restricted discretionary status be confirmed as notified.	Accept
2617.2		Southern Planning Group	SJE Shotover Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	That Rule 7.4.17 and the discretionary activity status is confirmed as notified.	Accept in Part
2618.1		Mitchell Daysh Limited	Queenstown Airport Corporation	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Not Stated	That Rule 7.4.17 be deleted or amended to add additional matters of discretion addressing air noise exposure.	Reject
2618.1	FS2754.35		Remarkables Park Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	That the submission is opposed.	Accept in Part
2618.1	FS2755.34		Queenstown Park Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	That the submission is opposed.	Accept in Part
2620.11		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept

2620.12		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part
2621.11		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept
2621.12		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part
2622.11		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept
2622.12		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part
2623.11		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept
2623.12		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part
2624.11		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept
2624.12		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part

2625.11		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept
2625.12		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part
2626.11		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept
2626.12		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part
2627.11		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept
2627.12		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part
2628.11		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept
2628.12		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part
2629.11		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept

2629.12		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part
2630.11		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept
2630.12		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part
2631.11		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept
2631.12		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part
2632.11		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept
2632.12		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part
2633.11		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept
2633.12		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part



2634.11		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept
2634.12		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part
2635.11		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept
2635.12		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part
2636.11		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept
2636.12		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part
2637.11		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept
2637.12		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part
2638.11		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept

2638.12		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part
2639.11		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept
2639.12		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part
2640.11		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept
2640.12		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part
2641.11		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept
2641.12		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part
2642.11		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept
2642.12		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part

2643.11		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept
2643.12		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part
2644.11		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept
2644.12		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part
2645.11		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept
2645.12		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part
2646.11		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept
2646.12		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part
2647.11		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept

2647.12		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part
2648.11		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept
2648.12		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part
2649.11		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept
2649.12		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part
2650.11		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept
2650.12		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part
2651.11		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept
2651.12		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part

2652.11		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept
2652.12		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part
2653.11		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept
2653.12		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part
2654.11		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept
2654.12		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part
2655.11		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Support	Retain Rule 7.4.16.	Accept
2655.12		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.3-7.4 - Rules - Activities	Oppose	Amend Part 7.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 7.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Accept in Part
2006.1			Shane Melton	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That no restrictions should apply to the use of residential properties for commercial letting except for a 90 day/calendar year limit with any number of lets.	Reject

2006.1	FS2759.19	Mitchell Daysh Limited	Queenstown Airport Corporation	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That the submission is opposed to the extent that it may result in the removal of provisions relating to activities sensitive to aircraft noise.	Accept in Part
2007.1			David Reiss	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That no limitations apply to the letting of residential properties.	Reject
2008.1			Ken Erskine	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Opposes the visitor accommodation rule standards within the Low Density Residential Zone.	Accept in Part
2011.4			George Bridgewater	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Opposes 7.5 - visitor accommodation rule standards in the Low Density Residential Zone.	Accept in Part
2012.4			Rachel Bridgewater	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Opposes the visitor accommodation standards in the Low Density Residential Zone.	Accept in Part
2013.1			Ellen Richardson	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Opposes the visitor accommodation rule standards within the Low Density Residential Zone.	Accept in Part
2015.1			Robert & Elspeth Staas	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Opposes the 28 day maximum let and 3 let maximum for visitor accommodation activities within the Low Density Residential Zone. The current provisions should be retained.	Accept in Part
2017.3			Kain Froud	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Opposes the visitor accommodation rule standards within the Low Density Residential Zone.	Accept in Part
2031.1			Gilbert Gordon	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That the non-complying activity status for exceeding 28 days be amended to discretionary activity status.	Accept in Part

2038.1			Ian Sawers	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That controls should not apply to the way residential houses are occupied.	Reject
2038.2			Ian Sawers	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That the maximum number of days a home can be let for visitor accommodation should be increased to 200.	Reject
2041.1		IP Solutions Ltd	Release NZ Ltd	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That the non-complying activity status for Residential Visitor Accommodation activities exceeding 3 lets and/or a cumulative total of 28 nights per 12 month period be amended to a restricted-discretionary activity status with highly prescriptive matters of discretion and for processing of applications on a non-notified basis.	Accept in Part
2042.5			Bronwyn Brock	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Opposes the Low Density Residential Zone visitor accommodation rule standards.	Accept in Part
2045.7			Allan McLaughlin	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Other	That a new standard be included to require contact details of the owner and/or agent at the entrance of the property to provide 24/7 contact for noise complaints.	Reject
2045.8			Allan McLaughlin	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Support	Supports 7.5 - visitor accommodation rule standards in the Low Density Residential Zone.	Accept in Part
2047.1			Ursula Porter	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That the visitor accommodation provisions should remain as they currently are.	Accept in Part
2048.1			Ella Hardman	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That proposed Rule 7.5.17.1 be amended to increase the cumulative total let nights per 12 month period to 42 nights (or up to 60 nights could be accommodated) and the limit on the number of lets be removed.	Accept in Part
2056.1			andersoncomms	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That controls limiting the number of lets to 28 nights should be more permissive.	Accept in Part

2077.1			Rob Devereux	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That the 28 night restriction on residential visitor accommodation is rejected.	Accept in Part
2085.3			Mark Arbuckle	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Opposes the proposed rules for residential visitor accommodation in the Low Density Residential Zone, including the 28 night limit and limits on vehicle movements.	Accept in Part
2087.1			Chris Abel	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Support	Supports restricting short term letting of whole residential dwellings.	Accept in Part
2088.3			Kim Spencer-McDonald	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That Rule 7.5.17.1 is rejected and that the status quo remains in regard to the 90 day let limit.	Accept in Part
2089.1			John Wilkinson	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That the 28 night limit on residential visitor accommodation should be rejected and replaced with 100 nights with no restrictions on the number of lets.	Accept in Part
2130.1			John Hogg	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That Rule 7.5.17.1 be amended to read 'The commercial letting of one residential unit or residential flat per site not exceeding a cumulative total of 28 nights per 12 month period.	Reject
2172.5			Mark Smith	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Opposes the limits on the total number of letting days and cumulative number of lets for the Low Density Residential Zone. The existing 90 days or up to 180 days should be provided for.	Accept in Part
2216.4		IP Solutions Ltd	Wanaka Selection Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That the there should be no restriction on the number of lets and a greater number of let nights provided for before resource consent is required.	Accept
2220.5			Ben Acland	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That Rule 7.5.17.1 is amended to have the maximum number of lets divisible by weeks or no limit to maximum number of lets and have 90 days per 12 months period.	Accept in Part



2220.6			Ben Acland	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That Rule 7.5.17.2 is rejected and that an unlimited number of vehicle movements be permitted.	Accept
2221.4		IP Solutions Ltd	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That there should be no restriction on the number of lets for Residential Visitor Accommodation activities in the Low Density Residential Zone.	Accept in Part
2221.11		IP Solutions Ltd	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That the permitted number of letting nights for Residential Visitor Accommodation activities within the Low Density Residential Zone should be greater than 28.	Accept
2226.7		Brown & Company Planning Group	RSJ Tahuna Trust	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That Rule 7.5.17.1 be amended to read as follows: The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 90 nights per 12 month period.	Accept in Part
2226.10		Brown & Company Planning Group	RSJ Tahuna Trust	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That the 90 day permitted baseline for short term stays with no limit on the number of individual tenancies be reinstated.	Reject
2226.11		Brown & Company Planning Group	RSJ Tahuna Trust	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That the 90 day allowance could be longer or unlimited.	Reject
2226.12		Brown & Company Planning Group	RSJ Tahuna Trust	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That a controlled activity status could be applied to visitor accommodation activities which operate for more than 90 days.	Reject
2233.2			Kaye Parker	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That a provision should be included to restrict the use of outside areas and comings/goings between the hours of 10.00 pm and 7.00 am.	Reject
2233.2	FS2779.2		Sarah Kirby	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Support	That the submission is supported.	Reject

2233.2	FS2780.2		Peter Howe	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Support	That the submission is supported.	Reject
2233.3			Kaye Parker	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That provisions should be included to suspend a resource consent for 6 months or as the Council sees fit where noise from visitor accommodation activities is a problem.	Reject
2233.3	FS2779.3		Sarah Kirby	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Support	That the submission is supported.	Reject
2233.3	FS2780.3		Peter Howe	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Support	That the submission is supported.	Reject
2233.4			Kaye Parker	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That the 90 day let limit for permitted visitor accommodation activities should be retained or that no less than 39 days per year should be provided as a permitted activity.	Accept in Part
2233.4	FS2779.4		Sarah Kirby	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Support	That the submission is supported.	Accept in Part
2233.4	FS2780.4		Peter Howe	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Support	That the submission is supported.	Accept in Part
2233.6			Kaye Parker	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That holiday home owners and managers should only be able to let whole houses/apartments to one group at a time (ie individual rooms should not be able to be let to different groups) and be required to show this in the rules for all their listings and within their properties.	Accept in Part
2233.6	FS2779.6		Sarah Kirby	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Support	That the submission is supported.	Accept in Part

2233.6	FS2780.6		Peter Howe	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Support	That the submission is supported.	Accept in Part
2278.2			Chris Worth	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Support	That changes at 7.5.17 i.e. the reduction in commercial letting of non-occupied premises are supported.	Accept in Part
2278.3			Chris Worth	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That rule 7.5.18.2 be amended to read 'Shall not exceed 30 paying guests per month and be restricted to overnight accommodation only.'	Accept in Part
2279.1			Margaret Lister	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That rule 7.5.17.1 is amended so that the the commercial letting of one residential unit or residential flat per site not exceeding a cumulative total of 90 nights per 12 month period is a permitted activity.	Accept in Part
2280.1			Anna Bright	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That Rule 7.5.17.1 be amended to increase the cumulative total let nights per 12 month period to 42 and remove the maximum number of lets.	Accept in Part
2302.25			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That Rules 7.5.17 and 7.5.18 be amended and combined as follows: Residential Visitor Accommodation and Homestay 1. For unregistered accommodation , the commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total a single let of up to 28 nights per 12 month period. 2. For registered accommodation, the commercial letting of one residential unit or residential flat per site for up to 90 nights per 12 month period provided letting records are kept. 3. Maximum occupancy of 2 guests per bedroom +2 (excluding any accommodation used by a host)	Accept in Part
2302.25	FS2774.25	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.25	FS2776.25	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2302.26			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That Rule 7.5.17 be amended to provide for Residential Visitor Accommodation and Homestays outside of the Residential Sub-zones as a Restricted Discretionary Activity.	Reject

2302.26	FS2774.26	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.26	FS2776.26	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2302.27			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That the rule standards at 7.5 be amended to include a new rule to provide for Residential Visitor Accommodation and Homestays within Residential Sub-zones.	Reject
2302.27	FS2774.27	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.27	FS2776.27	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2342.2			Te Wanaka Lodge Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Reject the 28 night limit for Residential Visitor Accommodation.	Accept in Part
2349.17			Sean McLeod	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Other	That in Rule 7.5.17.1 the maximum of 28 nights is accepted, but the rule is amended to include three night minimum stay and limited to one group.	Accept in Part
2349.22			Sean McLeod	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That Rule 7.5.18.1 is amended to add a limit of 28 days to homestay activities.	Reject
2351.2			Linda Worth	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That Rule 7.5.18.2 be amended to read 'Shall not exceed 30 paying guests per month and be restricted to overnight accommodation only'.	Accept in Part

2359.1			J & M Dugdale	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That Rule 7.5.17.1 relating to residential visitor accommodation restriction of 28 nights per 12 month period be rejected	Accept in Part
2359.3			J & M Dugdale	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That Rule 7.5.17.2 relating to vehicle trip restrictions be rejected.	Accept
2364.1			Will Oswald	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That the restrictions on residential visitor accommodation nights in the Low Density Residential Zone be rejected (Rule 7.5.17.1).	Accept in Part
2368.2			Karen Page	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That Rule 7.5.17 is rejected or amended to 90 days per 12 months.	Accept in Part
2372.15		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That Rule 7.5.17 be deleted.	Reject
2372.16		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That Rule 7.5.18 be deleted.	Reject
2434.1		JCarter Planning	Robert Heward and Karen Suh	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Opposes non-complying activity status of Rule 7.5.17	Reject
2466.101		John Edmonds + Associates Ltd	Real Journeys Ltd	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That Rule 7.5.17 is amended to remove reference to coach and bus parking.	Reject
2466.101	FS2753.101	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Accept in Part

2466.102		John Edmonds + Associates Ltd	Real Journeys Ltd	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That Rule 7.5.18 is amended to remove reference to coach and bus parking.	Reject
2466.102	FS2753.102	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Accept in Part
2492.95		John Edmonds + Associates Ltd	Cardrona Alpine Resort Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That Rule 7.5.17 is amended to remove reference to coach and bus parking.	Reject
2492.95	FS2760.295	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Support	That the relief sought is supported.	Accept in Part
2492.96		John Edmonds + Associates Ltd	Cardrona Alpine Resort Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That Rule 7.5.18 is amended to remove reference to coach and bus parking.	Reject
2492.96	FS2760.296	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Support	That the relief sought is supported.	Accept in Part
2494.99		John Edmonds + Associates Ltd	Te Anau Developments Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That Rule 7.5.17 is amended to remove reference to coach and bus parking.	Reject
2494.100		John Edmonds + Associates Ltd	Te Anau Developments Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That Rule 7.5.18 is amended to remove reference to coach and bus parking.	Accept in Part
2538.111			NZ Transport Agency	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Support	That Rule 7.5.17 is accepted.	Accept in Part

2538.111	FS2760.112	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Support	That the submission is supported generally.	Accept in Part
2561.2			Sandra & Jason Walker	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That rule 7.5.17 be amended to not restrict residential visitor accommodation to only three separate lets	Accept
2573.4			Heather Juergensen	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That the Low Density Residential Zone provisions are amended to provide for homestays for up to 6 fee paying guests, rather than 5 (rule 7.5.18.2).	Reject
2581.101		John Edmonds + Associates Ltd	Go Orange Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That Rule 7.5.17 is amended to remove reference to coach and bus parking.	Reject
2581.101	FS2753.256	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Accept in Part
2581.102		John Edmonds + Associates Ltd	Go Orange Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That Rule 7.5.18 is amended to remove reference to coach and bus parking.	Reject
2581.102	FS2753.257	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Accept in Part
2592.13		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That 7.5.17 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part
2592.13	FS2719.13		BSTGT Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part

2598.13		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That 7.5.17 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part
2598.13	FS2719.68		BSTGT Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.13		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	That 7.5.17 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part
2600.13	FS2719.123		BSTGT Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2620.13		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2620.14		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2620.15		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2621.13		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2621.14		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject



2621.15		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2622.13		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2622.14		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2622.15		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2623.13		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2623.14		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2623.15		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2624.13		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2624.14		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject

2624.15		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2625.13		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2625.14		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2625.15		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2626.13		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2626.14		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2626.15		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2627.13		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2627.14		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject

2627.15		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2628.13		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2628.14		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2628.15		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2629.13		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2629.14		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2629.15		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2630.13		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2630.14		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject

2630.15		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2631.13		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2631.14		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2631.15		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2632.13		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2632.14		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2632.15		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2633.13		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2633.14		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject

2633.15		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2634.13		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2634.14		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2634.15		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2635.13		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2635.14		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2635.15		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2636.13		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2636.14		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject

2636.15		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2637.13		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2637.14		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2637.15		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2638.13		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2638.14		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2638.15		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2639.13		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2639.14		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject

2639.15		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2640.13		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2640.14		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2640.15		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2641.13		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2641.14		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2641.15		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2642.13		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2642.14		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject

2642.15		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2643.13		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2643.14		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2643.15		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2644.13		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2644.14		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2644.15		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2645.13		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2645.14		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject



2645.15		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2646.13		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2646.14		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2646.15		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2647.13		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2647.14		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2647.15		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2648.13		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2648.14		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject

2648.15		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2649.13		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2649.14		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2649.15		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2650.13		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2650.14		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2650.15		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2651.13		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2651.14		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject

2651.15		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2652.13		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2652.14		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2652.15		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2653.13		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2653.14		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2653.15		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2654.13		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2654.14		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject

2654.15		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2655.13		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend Rules 7.5.17 and 7.5.18 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2655.14		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2655.15		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.4-7.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2011.5			George Bridgewater	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Opposes 7.6 - visitor accommodation non-notification provisions in the Low Density Residential Zone.	Reject
2012.5			Rachel Bridgewater	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Opposes the visitor accommodation non notification rules within the Low Density Residential Zone.	Reject
2017.4			Kain Froud	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Opposes the visitor accommodation non notification provisions within the Low Density Residential Zone.	Reject
2041.2		IP Solutions Ltd	Release NZ Ltd	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	That all visitor accommodation applications which provide adequate information in regard to prescribed matters of discretion be processed on a non-notified basis.	Reject
2045.6			Allan McLaughlin	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	That all applications for visitor accommodation activities are notified to adjoining/affected neighbors.	Accept in Part

2045.6	FS2798.23		Nona James	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Support	That the existing rules for registered holiday homes and homestays should be retained. However, the rules should be strengthened to require a more rigorous assessment of resource consents. Any application for visitor accommodation in a residential neighbourhood that exceeds current restrictions should be notified unless adjoining property owners have signed off as affected persons.	Accept in Part
2085.4			Mark Arbuckle	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Opposes need to apply for permission for Residential Visitor Accommodation activities.	Reject
2085.4	FS2759.41	Mitchell Daysh Limited	Queenstown Airport Corporation	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	That the submission is opposed to the extent that it may result in the removal of provisions relating to activities sensitive to aircraft noise.	Accept in Part
2172.7			Mark Smith	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	That rules relating to visitor car movements for Residential Visitor Accommodation and Homestays (7.5.17.2 and 7.5.18.4) are rejected.	Accept
2216.5		IP Solutions Ltd	Wanaka Selection Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	That 7.6.2.2 be amended to provide for non-notification of all Residential Visitor Accommodation in the Low Density Residential.	Reject
2221.5		IP Solutions Ltd	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	That the non-notification provision for visitor accommodation within the Low Density Residential Zone be amended to provide for all residential visitor accommodation resource consent applications in Wanaka as non-notified.	Reject
2302.28			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	That provision 7.6 be amended to provide for proposals for restricted discretionary resource consent for Residential Visitor Accommodation and Homestays outside of the Residential Sub-zones to be processes on a non-notified basis.	Reject
2302.28	FS2774.28	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.28	FS2776.28	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part

2349.18			Sean McLeod	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Other	That a rule is added that any application involving a body corporate include approval or other correspondence for the development in the application.	Reject
2372.17		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Support	Supports provision 7.6.2.2.	Accept
2450.8		Southern Planning Group	Mount Crystal Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Support	Supports Rule 7.6.2.2 regarding non-notification	Accept
2524.18		Harrison Grierson Consultants Limited	Coherent Hotel Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Support	That Rule 7.6.2.2 is (non-notification) is retained.	Accept
2616.2		Southern Planning Group	Manor Holdings Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Not Stated	That Rule 7.6.2.2 be confirmed as notified.	Accept
2617.3		Southern Planning Group	SJE Shotover Limited	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Support	That rule 7.6.2.2 is confirmed as notified.	Accept
2620.16		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2621.16		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2622.16		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject

2623.16		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2624.16		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2625.16		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2626.16		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2627.16		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2628.16		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2629.16		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2630.16		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2631.16		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject

2632.16		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2633.16		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2634.16		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2635.16		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2636.16		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2637.16		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2638.16		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2639.16		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2640.16		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject



2641.16		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2642.16		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2643.16		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2644.16		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2645.16		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2646.16		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2647.16		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2648.16		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2649.16		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject

2650.16		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2651.16		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2652.16		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2653.16		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2654.16		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2655.16		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.2-VA - Chapter 7: Low Density Residential > 6.2.5-7.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2238.18			Nona James	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential	Other	That enforcement of the existing homestay and visitor accommodation rules and adequate assessment of resource consent conditions is necessary.	Accept in Part
2011.20			George Bridgewater	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Opposes 8.1 - zone purpose in the Medium Density Residential Zone.	Reject
2012.25			Rachel Bridgewater	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Opposes the visitor accommodation zone purpose within the Medium Density Residential Zone.	Reject

2017.7			Kain Froud	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Opposes the visitor accommodation zone purpose within the Medium Density Residential Zone.	Reject
2216.6		IP Solutions Ltd	Wanaka Selection Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	That the Medium Density Residential Zone purpose is amended to acknowledge the importance of visitor accommodation in Wanaka.	Reject
2221.6		IP Solutions Ltd	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	That the Medium Density Residential Zone purpose be amended to include wording which acknowledges the importance of visitor accommodation in Wanaka.	Reject
2302.29			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Visitor accommodation is restricted, except within medium density residential visitor accommodation sub-zones and the Wanaka Town Centre Transition Overlay. The commercial letting of residential properties as visitor accommodation on a year-round or permanent basis, is restricted, particularly where it would result in a loss of housing supply. Low intensity residential visitor accommodation and homestays are enabled, where the character of the environment is retained as predominantly residential and the amenity of nearby residents is maintained. Residential Sub-zones identify areas intended for primarily residential use.	Reject
2302.29	FS2774.29	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.29	FS2776.29	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2372.18		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	That 8.1 Zone Purpose be amended, in particular to remove the references to district plan zones and impacts on housing supply.	Accept in Part
2524.19		Harrison Grierson Consultants Limited	Coherent Hotel Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	That Part 8.1 (Zone Purpose) is amended to better recognise the importance of visitor accommodation to Queenstown and to give effect to the NPS-UDC 2016.	Accept in Part
2538.112			NZ Transport Agency	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Support	That the Zone Purpose is accepted.	Accept in Part

2538.112	FS2760.113	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Support	That the submission is supported generally.	Accept in Part
2592.14		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	That 8.1 be amended to replace the words 'restricted, except within medium density residential visitor accommodation sub-zones and the Wanaka Town Centre Transition Overlay' and 'restricted, particularly where it would result in a loss of housing supply' with the word 'controlled'.	Reject
2592.14	FS2719.14		BSTGT Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.14		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	That 8.1 be amended to replace the words 'restricted, except within medium density residential visitor accommodation sub-zones and the Wanaka Town Centre Transition Overlay' and 'restricted, particularly where it would result in a loss of housing supply' with the word 'controlled'.	Reject
2598.14	FS2719.69		BSTGT Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.14		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	That 8.1 be amended to replace the words 'restricted, except within medium density residential visitor accommodation sub-zones and the Wanaka Town Centre Transition Overlay' and 'restricted, particularly where it would result in a loss of housing supply' with the word 'controlled'.	Reject
2600.14	FS2719.124		BSTGT Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2620.17		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2621.17		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part

2622.17		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2623.17		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2624.17		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2625.17		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2626.17		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2627.17		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2628.17		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2629.17		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2630.17		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part

2631.17		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2632.17		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2633.17		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2634.17		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2635.17		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2636.17		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2637.17		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2638.17		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2639.17		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part

2640.17		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2641.17		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2642.17		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2643.17		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2644.17		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2645.17		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2646.17		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2647.17		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2648.17		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part

2649.17		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2650.17		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2651.17		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2652.17		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2653.17		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2654.17		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2655.17		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.1-8.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2011.21			George Bridgewater	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Opposes 8.2 - visitor accommodation objectives and policies in the Medium Density Residential Zone.	Reject
2012.26			Rachel Bridgewater	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Opposes the visitor accommodation objectives and policies within the Medium Density Residential Zone.	Reject



2017.8			Kain Froud	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Opposes the visitor accommodation objectives and policies within the Medium Density Residential Zone.	Reject
2216.7		IP Solutions Ltd	Wanaka Selection Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	That the Low Density Residential Zone objectives and policies are amended to acknowledge the importance of visitor accommodation in Wanaka	Accept in Part
2221.7		IP Solutions Ltd	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	That the Medium Density Residential Zone objectives and policies be amended to acknowledge that Wanaka's Medium Density Residential Zone plays a vital role in meeting the demand for visitor accommodation.	Accept in Part
2238.17			Nona James	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Support	Supports Objective 8.2.14.	Accept
2238.19			Nona James	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Opposes the policy framework which is in conflict with objectives relating to maintaining residential character.	Reject
2278.4			Chris Worth	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Support	Supports policy statement at 8.2.15.1.	Accept
2302.30			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	That Objective 8.2.15 be amended to remove the phrase 'residential units and residential flats are predominantly used for residential activities, and'.	Reject
2302.30	FS2774.30	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.30	FS2776.30	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part

2372.19		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	That Objective 8.2.14 be deleted and replaced with the following: "Maintain residential coherence, character and amenity."	Accept in Part
2372.20		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	That Policy 8.2.14.1 be amended to recognise the roles of medium density residential areas.	Accept in Part
2372.21		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	That Policy 8.2.14.2 be amended to provide for visitor accommodation, rather than restrict it.	Accept in Part
2524.20		Harrison Grierson Consultants Limited	Coherent Hotel Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Add an additional objective and two policies that better provide for visitor accommodation within the Medium Density Residential Zones.	Accept in Part
2524.21		Harrison Grierson Consultants Limited	Coherent Hotel Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.5 to better clarify the intent of the objective and that different types of visitor accommodation have different effects.	Accept in Part
2524.22		Harrison Grierson Consultants Limited	Coherent Hotel Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Delete Policy 8.2.14.1.	Accept in Part
2524.23		Harrison Grierson Consultants Limited	Coherent Hotel Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Policy 8.2.14.2 for grammatical clarification and to remove the reference to housing supply.	Accept in Part
2524.24		Harrison Grierson Consultants Limited	Coherent Hotel Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Add an additional objective and a policy to better manage the effects of visitor accommodation.	Accept in Part
2524.25		Harrison Grierson Consultants Limited	Coherent Hotel Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Add an additional objective and a policy to address the amenity effects created by visitor accommodation.	Accept in Part

2524.26		Harrison Grierson Consultants Limited	Coherent Hotel Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Support	Retain Objective 8.2.15.	Accept in Part
2524.27		Harrison Grierson Consultants Limited	Coherent Hotel Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Support	Retain Policies 8.2.15.1, 8.2.15.2 and 8.2.15.3 as notified.	Accept in Part
2538.113			NZ Transport Agency	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Support	That Policy 8.2.14.2 is accepted.	Accept
2538.113	FS2760.114	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Support	That the submission is supported generally.	Accept in Part
2538.114			NZ Transport Agency	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Support	That Objective 8.2.15 is accepted.	Accept
2538.114	FS2760.115	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Support	That the submission is supported generally.	Accept in Part
2538.115			NZ Transport Agency	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Support	That Policy 8.2.15.3 is accepted.	Accept
2538.115	FS2760.116	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Support	That the submission is supported generally.	Accept in Part
2592.15		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	That 8.2.14 be amended to include the word 'management'.	Accept in Part

2592.15	FS2719.15		BSTGT Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2592.16		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	That 8.2.14.1 be amended to delete the words 'Visitor Accommodation Sub-Zones and the Wanaka Town Centre Transition Overlay Sub' so that the policy applies to the entire zone.	Accept in Part
2592.16	FS2719.16		BSTGT Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2592.17		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	That 8.2.14.2 be deleted.	Accept in Part
2592.17	FS2719.17		BSTGT Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2592.18		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	That 8.2.15 be amended to replace the word 'establishment' with 'effects' and to delete the phrase 'that residential units and residential flats are predominantly used for residential activities, and'.	Accept in Part
2592.18	FS2719.18		BSTGT Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2592.19		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	That 8.2.15.1 be amended to delete the words 'and maintains residential activities as the predominant use of the site'.	Accept in Part
2592.19	FS2719.19		BSTGT Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part

2592.20		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	That 8.2.15.2 be amended to delete the words 'while maintaining residential activities as the predominant use of the site'.	Accept in Part
2592.20	FS2719.20		BSTGT Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2592.21		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	That 8.2.15.3 be deleted.	Accept in Part
2592.21	FS2719.21		BSTGT Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.15		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	That 8.2.14 be amended to include the word 'management'.	Accept in Part
2598.15	FS2719.70		BSTGT Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.16		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	That 8.2.14.1 be amended to delete the words 'Visitor Accommodation Sub-Zones and the Wanaka Town Centre Transition Overlay Sub' so that the policy applies to the entire zone.	Accept in Part
2598.16	FS2719.71		BSTGT Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.17		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	That 8.2.14.2 be deleted.	Accept in Part

2598.17	FS2719.72		BSTGT Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.18		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	That 8.2.15 be amended to replace the word 'establishment' with 'effects and to delete the phrase 'that residential units and residential flats are predominantly used for residential activities, and'.	Accept in Part
2598.18	FS2719.73		BSTGT Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.19		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	That 8.2.15.1 be amended to delete the words 'and maintains residential activities as the predominant use of the site'.	Accept in Part
2598.19	FS2719.74		BSTGT Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.20		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	That 8.2.15.2 be amended to delete the words 'while maintaining residential activities as the predominant use of the site'.	Accept in Part
2598.20	FS2719.75		BSTGT Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.21		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	That 8.2.15.3 be deleted.	Accept in Part
2598.21	FS2719.76		BSTGT Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part

2600.15		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	That 8.2.14 be amended to include the word 'management'.	Accept in Part
2600.15	FS2719.125		BSTGT Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.16		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	That 8.2.14.1 be amended to delete the words 'Visitor Accommodation Sub-Zones and the Wanaka Town Centre Transition Overlay Sub' so that the policy applies to the entire zone.	Accept in Part
2600.16	FS2719.126		BSTGT Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.17		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	That 8.2.14.2 be deleted.	Accept in Part
2600.17	FS2719.127		BSTGT Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.18		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	That 8.2.15 be amended to replace the word 'establishment' with 'effects and to delete the phrase 'that residential units and residential flats are predominantly used for residential activities, and'.	Accept in Part
2600.18	FS2719.128		BSTGT Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.19		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	That 8.2.15.1 be amended to delete the words 'and maintains residential activities as the predominant use of the site'.	Accept in Part

2600.19	FS2719.129		BSTGT Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.20		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	That 8.2.15.2 be amended to delete the words 'while maintaining residential activities as the predominant use of the site'.	Accept in Part
2600.20	FS2719.130		BSTGT Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.21		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	That 8.2.15.3 be deleted.	Accept in Part
2600.21	FS2719.131		BSTGT Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2620.18		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2621.18		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2622.18		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2623.18		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject



2624.18		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2625.18		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2626.18		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2627.18		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2628.18		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2629.18		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2630.18		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2631.18		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2632.18		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject

2633.18		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2634.18		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2635.18		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2636.18		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2637.18		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2638.18		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2639.18		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2640.18		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2641.18		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject

2642.18		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2643.18		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2644.18		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2645.18		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2646.18		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2647.18		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2648.18		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2649.18		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2650.18		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject

2651.18		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2652.18		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2653.18		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2654.18		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2655.18		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.2-8.2 - Objectives and Policies	Oppose	Amend Objective 8.2.15 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2011.22			George Bridgewater	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Opposes 8.4 - visitor accommodation activity rules in the Medium Density Residential Zone.	Reject
2012.27			Rachel Bridgewater	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Opposes the visitor accommodation activity rules within the Medium Density Residential Zone.	Reject
2216.8		IP Solutions Ltd	Wanaka Selection Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	That all Residential Visitor Accommodation activities within the Medium Density Residential Zone have a restricted discretionary activity status or there should be a Wanaka specific activity status in the Medium Density Residential Zone.	Accept in Part
2221.8		IP Solutions Ltd	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	That all Residential Visitor Accommodation activities within the Medium Density Residential Zone should have a restricted discretionary activity status or this restricted discretionary activity status should be specific to the Wanaka Medium Density Residential Zone.	Accept in Part

2302.31			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Supports Rule 8.4.29.	Accept
2302.31	FS2774.31	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.31	FS2776.31	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2302.32			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	That Rule 8.4 be amended to include an additional rule setting out matters of discretion in respect of Residential Visitor Accommodation and Homestays.	Accept in Part
2302.32	FS2774.32	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.32	FS2776.32	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2339.3		J Carter Planning Limited	Safari Group of Companies Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	That Rule 8.4.31 be deleted and replaced with a rule which provides for visitor accommodation as a restricted discretionary activity.	Reject
2339.3	FS2801.5	Southern Planning Group	P J & G H Hensman & Southern Lakes Holdings Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	That the submission be rejected.	Accept in Part
2372.24		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	That Rule 8.4.29 be deleted.	Reject

2396.4			Adrienne Kendall	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	That the non-complying activity status for activity 8.4.31 is too restrictive.	Accept in Part
2450.4		Southern Planning Group	Mount Crystal Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Supports Rule 8.4.30	Accept in Part
2524.28		Harrison Grierson Consultants Limited	Coherent Hotel Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.30 as notified.	Accept
2524.28	FS2801.8	Southern Planning Group	P J & G H Hensman & Southern Lakes Holdings Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	That the submission be rejected.	Reject
2524.29		Harrison Grierson Consultants Limited	Coherent Hotel Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend the matters of discretion so they are not drafted as assessment matters.	Accept in Part
2524.30		Harrison Grierson Consultants Limited	Coherent Hotel Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Delete Rule 8.4.31 so that visitor accommodation not otherwise specified is not a non-complying activity.	Reject
2620.19		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept
2620.20		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2621.19		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept

2621.20		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2622.19		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept
2622.20		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2623.19		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept
2623.20		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2624.19		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept
2624.20		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2625.19		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept
2625.20		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject

2626.19		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept
2626.20		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2627.19		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept
2627.20		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2628.19		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept
2628.20		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2629.19		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept
2629.20		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2630.19		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept



2630.20		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2631.19		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept
2631.20		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2632.19		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept
2632.20		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2633.19		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept
2633.20		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2634.19		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept
2634.20		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject

2635.19		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept
2635.20		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2636.19		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept
2636.20		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2637.19		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept
2637.20		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2638.19		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept
2638.20		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2639.19		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept

2639.20		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2640.19		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept
2640.20		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2641.19		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept
2641.20		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2642.19		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept
2642.20		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2643.19		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept
2643.20		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject

2644.19		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept
2644.20		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2645.19		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept
2645.20		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2646.19		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept
2646.20		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2647.19		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept
2647.20		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2648.19		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept

2648.20		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2649.19		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept
2649.20		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2650.19		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept
2650.20		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2651.19		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept
2651.20		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2652.19		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept
2652.20		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject

2653.19		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept
2653.20		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2654.19		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept
2654.20		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2655.19		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Support	Retain Rule 8.4.29	Accept
2655.20		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.3-8.4 - Rules - Activities	Oppose	Amend Part 8.4 (Activities) to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended Rule 8.5.17 which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2002.1			Edward Moore	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Opposes the visitor accommodation rule standards in the Medium Density Residential Zone.	Accept in Part
2004.1			Joanna Moore	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Opposes the visitor accommodation rule standards in the Medium Density Residential Zone.	Accept in Part
2006.2			Shane Melton	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	That no restrictions should apply to the use of residential properties for commercial letting except for a 90 day/calendar year limit with any number of lets.	Reject

2011.23			George Bridgewater	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Opposes 8.5 - visitor accommodation rule standards in the Medium Density Residential Zone.	Reject
2012.28			Rachel Bridgewater	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Opposes the visitor accommodation rule standards within the Medium Density Residential Zone.	Reject
2017.9			Kain Froud	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Opposes the visitor accommodation rule standards within the Medium Density Residential Zone.	Reject
2023.2			Tony Preen	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	That visitor accommodation activities should not be subject to any restrictions or resource consent.	Reject
2023.2	FS2759.21	Mitchell Daysh Limited	Queenstown Airport Corporation	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	That the submission is opposed to the extent that it may result in the removal of provisions relating to activities sensitive to aircraft noise.	Accept in Part
2034.2			Max Paulin	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Opposes Rule 8.5.15.1.	Accept in Part
2042.9			Bronwyn Brock	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Opposes the Medium Density Residential Zone visitor accommodation rules standards.	Reject
2048.2			Ella Hardman	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	That proposed Rule 8.5.15.1 be amended to increase the cumulative total let nights per 12 month period to 42 nights (or up to 60 nights could be accommodated) and the limit on the number of lets be removed	Accept in Part
2051.1			Mark Hazeldine	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Retain the existing operative District Plan rules for Visitor Accommodation.	Accept in Part

2087.6			Chris Abel	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Support	Supports restricting short term letting of whole residential dwellings.	Accept
2216.9		IP Solutions Ltd	Wanaka Selection Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	That the there should be no restriction on the number of lets and a greater number of let nights provided for before resource consent is required.	Reject
2221.9		IP Solutions Ltd	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	That there should be no restriction on the number of lets for Residential Visitor Accommodation activities in the Medium Density Residential Zone.	Reject
2221.12		IP Solutions Ltd	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	That the permitted number of letting nights for Residential Visitor Accommodation activities within the Medium Density Residential Zone should be greater than 28.	Accept in Part
2278.5			Chris Worth	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Support	That changes at 8.5.15.1 i.e. the reduction in commercial letting of non-occupied premises are supported.	Accept in Part
2278.6			Chris Worth	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	That rule 8.5.16.2 be amended to read 'Shall not exceed 30 paying guests per month and be restricted to overnight accommodation only.'	Accept in Part
2302.33			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	That Rules 8.5.15 and 8.5.16 be amended and combined as follows: Residential Visitor Accommodation and Homestay 1. For unregistered accommodation, the commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total a single let of up to 28 nights per 12 month period. 2. For registered accommodation, the commercial letting of one residential unit or residential flat per site for up to 90 nights per 12 month period provided letting records are kept. 3. Maximum occupancy of 2 guests per bedroom +2 (excluding any accommodation used by a host)	Reject
2302.33	FS2774.33	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.33	FS2776.33	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part



2302.34			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	That Rule 8.5.15 be amended to provide for proposals for Residential Visitor Accommodation and Homestays outside of the Residential Sub-zones as a Restricted Discretionary Activity.	Reject
2302.34	FS2774.34	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.34	FS2776.34	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2302.35			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	That an additional rule be included at 8.5 to include an additional rule identifying Visitor Accommodation as a Non complying activity within the Residential Sub-zones.	Reject
2302.35	FS2774.35	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.35	FS2776.35	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2302.36			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	That the rule standards 8.5 be amended to include a new rule relating to Residential Visitor Accommodation and Homestay Accommodation within the Residential Sub-zones.	Reject
2302.36	FS2774.36	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.36	FS2776.36	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part

2351.3			Linda Worth	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Support	Supports provision 8.5.15.1.	Accept in Part
2351.4			Linda Worth	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	That the homestay provisions at 8.5.16 should be capped to 30 guests per month..	Accept in Part
2372.25		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	That the provisions at 8.5 be deleted.	Reject
2466.103		John Edmonds + Associates Ltd	Real Journeys Ltd	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	That Rule 8.5.15 is amended to remove reference to coach and bus parking.	Reject
2466.103	FS2753.103	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2466.104		John Edmonds + Associates Ltd	Real Journeys Ltd	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	That Rule 8.5.16 is amended to remove reference to coach and bus parking.	Reject
2466.104	FS2753.104	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2492.97		John Edmonds + Associates Ltd	Cardrona Alpine Resort Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	That Rule 8.5.15 is amended to remove reference to coach and bus parking.	Reject
2492.97	FS2760.297	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Support	That the relief sought is supported.	Reject

2492.98		John Edmonds + Associates Ltd	Cardrona Alpine Resort Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	That Rule 8.5.16 is amended to remove reference to coach and bus parking.	Reject
2492.98	FS2760.298	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Support	That the relief sought is supported.	Reject
2494.101		John Edmonds + Associates Ltd	Te Anau Developments Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	That Rule 8.5.15 is amended to remove reference to coach and bus parking.	Reject
2494.102		John Edmonds + Associates Ltd	Te Anau Developments Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	That Rule 8.5.16 is amended to remove reference to coach and bus parking.	Reject
2538.116			NZ Transport Agency	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Support	That Rule 8.5.15 is accepted.	Accept in Part
2538.116	FS2760.117	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Support	That the submission is supported generally.	Reject
2581.103		John Edmonds + Associates Ltd	Go Orange Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	That Rule 8.5.15 is amended to remove reference to coach and bus parking.	Reject
2581.103	FS2753.258	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2581.104		John Edmonds + Associates Ltd	Go Orange Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	That Rule 8.5.16 is amended to remove reference to coach and bus parking.	Reject

2581.104	FS2753.259	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2592.22		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	That 8.5.15 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part
2592.22	FS2719.22		BSTGT Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.22		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	That 8.5.15 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part
2598.22	FS2719.77		BSTGT Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.22		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	That 8.5.15 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part
2600.22	FS2719.132		BSTGT Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2620.21		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2620.22		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part

2620.23		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones' .	Reject
2620.24		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2621.21		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2621.22		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part
2621.23		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones' .	Reject
2621.24		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2622.21		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2622.22		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part
2622.23		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones' .	Reject

2622.24		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2623.21		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2623.22		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part
2623.23		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones'.	Reject
2623.24		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2624.21		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2624.22		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part
2624.23		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones'.	Reject
2624.24		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject

2625.21		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2625.22		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part
2625.23		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones' .	Reject
2625.24		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2626.21		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2626.22		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part
2626.23		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones' .	Reject
2626.24		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2627.21		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part

2627.22		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part
2627.23		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones' .	Reject
2627.24		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2628.21		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2628.22		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part
2628.23		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones' .	Reject
2628.24		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2629.21		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2629.22		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part



2629.23		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones' .	Reject
2629.24		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2630.21		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2630.22		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part
2630.23		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones' .	Reject
2630.24		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2631.21		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2631.22		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part
2631.23		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones' .	Reject

2631.24		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2632.21		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2632.22		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part
2632.23		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones'.	Reject
2632.24		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2633.21		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2633.22		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part
2633.23		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones'.	Reject
2633.24		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject

2634.21		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2634.22		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part
2634.23		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones' .	Reject
2634.24		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2635.21		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2635.22		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part
2635.23		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones' .	Reject
2635.24		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2636.21		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part

2636.22		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part
2636.23		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones' .	Reject
2636.24		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2637.21		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2637.22		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part
2637.23		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones' .	Reject
2637.24		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2638.21		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2638.22		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part

2638.23		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones' .	Reject
2638.24		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2639.21		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2639.22		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part
2639.23		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones' .	Reject
2639.24		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2640.21		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2640.22		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part
2640.23		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones' .	Reject

2640.24		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2641.21		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2641.22		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part
2641.23		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones'.	Reject
2641.24		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2642.21		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2642.22		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part
2642.23		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones'.	Reject
2642.24		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject

2643.21		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2643.22		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part
2643.23		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones' .	Reject
2643.24		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2644.21		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2644.22		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part
2644.23		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones' .	Reject
2644.24		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2645.21		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part

2645.22		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part
2645.23		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones' .	Reject
2645.24		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2646.21		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2646.22		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part
2646.23		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones' .	Reject
2646.24		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2647.21		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2647.22		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part



2647.23		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones' .	Reject
2647.24		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2648.21		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2648.22		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part
2648.23		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones' .	Reject
2648.24		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2649.21		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2649.22		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part
2649.23		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones' .	Reject

2649.24		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2650.21		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2650.22		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part
2650.23		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones'.	Reject
2650.24		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2651.21		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2651.22		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part
2651.23		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones'.	Reject
2651.24		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject

2652.21		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2652.22		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part
2652.23		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones' .	Reject
2652.24		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2653.21		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2653.22		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part
2653.23		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones' .	Reject
2653.24		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2654.21		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part

2654.22		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part
2654.23		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones' .	Reject
2654.24		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2655.21		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend Rules 8.5.15 and 8.5.16 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2655.22		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Amend 8.5.15 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Accept in Part
2655.23		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that identifies visitor accommodation as a non-complying activity within the requested 'residential subzones' .	Reject
2655.24		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.4-8.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2011.24			George Bridgewater	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Opposes 8.6 - visitor accommodation non-notification provisions in the Medium Density Residential Zone.	Reject
2012.29			Rachel Bridgewater	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Opposes the visitor accommodation non notification rules within the Medium Density Residential Zone.	Reject

2017.10			Kain Froud	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Opposes the visitor accommodation non notification provisions in the Medium Density Residential Zone.	Reject
2042.10			Bronwyn Brock	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Opposes the Medium Density Residential Zone visitor accommodation non-notification provisions.	Reject
2216.10		IP Solutions Ltd	Wanaka Selection Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	That 8.6.2.2 be amended to provide for non-notification of all Residential Visitor Accommodation in the Medium Density Residential Zone.	Reject
2221.10		IP Solutions Ltd	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	That the non-notification provision for visitor accommodation within the Medium Density Residential Zone be amended to provide for all Residential Visitor Accommodation resource consent applications in the Medium Density Residential Zone as non-notified.	Reject
2302.37			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	That provision 8.6 be amended to provide for proposals for restricted discretionary resource consent for Residential Visitor Accommodation and Homestays outside of the Residential Sub-zones to be processed on a non-notified basis.	Reject
2302.37	FS2774.37	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.37	FS2776.37	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2372.26		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Support	Supports provision 8.6.	Accept
2450.5		Southern Planning Group	Mount Crystal Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Support	Supports Rule 8.6.2.3	Accept

2524.31		Harrison Grierson Consultants Limited	Coherent Hotel Limited	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Retain Rule 8.6.2.3 as it relates to non-notification of resource consent applications for visitor accommodation in specific locations.	Accept
2620.25		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2621.25		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2622.25		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2623.25		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2624.25		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2625.25		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2626.25		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2627.25		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject

2628.25		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2629.25		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2630.25		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2631.25		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2632.25		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2633.25		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2634.25		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2635.25		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2636.25		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject

2637.25		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2638.25		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2639.25		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2640.25		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2641.25		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2642.25		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2643.25		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2644.25		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2645.25		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject



2646.25		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2647.25		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2648.25		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2649.25		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2650.25		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2651.25		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2652.25		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2653.25		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2654.25		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject

2655.25		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.3-VA - Chapter 8: Medium Density Residential > 6.3.5-8.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2396.6			Adrienne Kendall	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential	Oppose	Restricted discretionary and controlled activity statuses for Homestays in High Density Residential and Business Mixed Use Zones are too restrictive. Homestays should be a permitted activity in these zones.	Reject
2450.6		Southern Planning Group	Mount Crystal Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential	Support	Submitter supports the provisions for the Residential VA and Visitor Accommodation for the HDR zone	Accept in Part
2456.1		John Edmonds + Associates Ltd	Passion Cove Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential	Oppose	That VA activities are a controlled activity in the High Density Residential Zone.	Reject
2012.18			Rachel Bridgewater	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Oppose	Opposes the visitor accommodation zone purpose within the High Density Residential Zone.	Reject
2012.19			Rachel Bridgewater	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Supports the visitor accommodation zone purpose within the High Density Residential Zone.	Reject
2302.38			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	That 9.1 zone purpose for the High Density Residential Zone is retained as notified.	Reject
2302.38	FS2774.38	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.38	FS2776.38	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Oppose	That the submission is rejected in relation to the addition of a new Residential Sub-Zone into the PDP.	Accept in Part

2372.27		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Oppose	That 9.1 Zone Purpose be amended, in particular to acknowledge the increasing number of houses being converted to visitor accommodation use and to acknowledge that resultant effects require management.	Reject
2538.117			NZ Transport Agency	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	That the Zone Purpose is accepted.	Accept
2538.117	FS2760.118	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	That the submission is supported generally.	Accept in Part
2592.23		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Oppose	That 9.1 be amended to delete the words 'that respond to projected growth in visitor numbers'.	Reject
2592.23	FS2719.23		BSTGT Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.23		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Oppose	That 9.1 be amended to delete the words 'that respond to projected growth in visitor numbers'.	Reject
2598.23	FS2719.78		BSTGT Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.23		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Oppose	That 9.1 be amended to delete the words 'that respond to projected growth in visitor numbers'.	Reject
2600.23	FS2719.133		BSTGT Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part

2620.26		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept
2621.26		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept
2622.26		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept
2623.26		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept
2624.26		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept
2625.26		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept
2626.26		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept
2627.26		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept
2628.26		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept

2629.26		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept
2630.26		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept
2631.26		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept
2632.26		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept
2633.26		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept
2634.26		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept
2635.26		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept
2636.26		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept
2637.26		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept

2638.26		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept
2639.26		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept
2640.26		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept
2641.26		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept
2642.26		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept
2643.26		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept
2644.26		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept
2645.26		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept
2646.26		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept

2647.26		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept
2648.26		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept
2649.26		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept
2650.26		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept
2651.26		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept
2652.26		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept
2653.26		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept
2654.26		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept
2655.26		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.1-9.1 - Zone Purpose	Support	Retain the purpose statement as notified.	Accept

2011.16			George Bridgewater	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Supports 9.2 - visitor accommodation objectives and policies within the High Density Residential Zone.	Accept
2012.20			Rachel Bridgewater	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Supports the visitor accommodation objectives and policies within the High Density Residential Zone.	Accept
2012.21			Rachel Bridgewater	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Oppose	Opposes the visitor accommodation objectives and policies within the High Density Residential Zone.	Reject
2042.6			Bronwyn Brock	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Supports the High Density Residential Zone visitor accommodation objectives and policies.	Accept
2278.7			Chris Worth	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Supports policy statement 9.2.7.2.	Accept
2302.39			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	That Objective 9.2.7 is retained as notified.	Accept
2302.39	FS2774.39	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.39	FS2776.39	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2302.40			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	That Policies 9.2.7.1 - 9.2.7.3 be retained as notified.	Accept



2302.40	FS2774.40	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.40	FS2776.40	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2337.1		Southern Planning Group	QRC Lodge Ltd	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Supports objective 9.2.7 and policies 9.2.7.1 - 9.2.7.4	Accept
2372.28		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Oppose	That Objective 9.2 be deleted and replaced with the following: "A diversity of residential and visitor accommodation options that maintain residential character and amenity".	Reject
2372.29		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Oppose	That Policy 9.2.7.1 be amended to read the following "Enable a range of accommodation options for visitors within easy walking distance of town centres and public transport routes.".	Reject
2372.30		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Oppose	That Policy 9.2.7.2 be deleted.	Reject
2372.31		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Oppose	That Policy 9.2.7.4 be amended to remove the reference to "buildings".	Reject
2493.14		Southern Planning Group	Skyline Enterprises Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	That Visitor Accommodation is provided for as a Restricted Discretionary Activity in the High Density Residential Zone.	Accept
2493.15		Southern Planning Group	Skyline Enterprises Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Not Stated	That objective 9.2.7 is accepted.	Accept

2493.16		Southern Planning Group	Skyline Enterprises Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Not Stated	That Policy 9.2.7.1 is accepted.	Accept
2493.17		Southern Planning Group	Skyline Enterprises Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	That Policy 9.2.7.2 is accepted.	Accept
2493.18		Southern Planning Group	Skyline Enterprises Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	That Policy 9.2.7.2 is accepted.	Accept
2493.19		Southern Planning Group	Skyline Enterprises Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	That Policy 9.2.7.4 is accepted.	Accept
2538.118			NZ Transport Agency	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	That Objective 9.2.7 is accepted.	Accept
2538.118	FS2760.119	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	That the submission is supported generally.	Accept in Part
2538.119			NZ Transport Agency	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	That Policy 9.2.7.1 is accepted.	Accept
2538.119	FS2760.120	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	That the submission is supported generally.	Accept in Part
2538.120			NZ Transport Agency	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	That Policy 9.2.7.3 is accepted.	Accept

2538.120	FS2760.121	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	That the submission is supported generally.	Accept in Part
2592.24		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Oppose	That 9.2.7 be amended to replace the words 'provided for' with 'enabled'.	Reject
2592.24	FS2719.24		BSTGT Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2592.25		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Oppose	That 9.2.7.2 be amended to remove the phrase 'by ensuring that adverse effects on residential amenity are avoided, remedied or mitigated'.	Reject
2592.25	FS2719.25		BSTGT Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.24		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Oppose	That 9.2.7 be amended to replace the words 'provided for' with 'enabled'.	Reject
2598.24	FS2719.79		BSTGT Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.25		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Oppose	That 9.2.7.2 be amended to remove the phrase 'by ensuring that adverse effects on residential amenity are avoided, remedied or mitigated'.	Reject
2598.25	FS2719.80		BSTGT Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part

2600.24		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Oppose	That 9.2.7 be amended to replace the words 'provided for' with 'enabled'.	Reject
2600.24	FS2719.134		BSTGT Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.25		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Oppose	That 9.2.7.2 be amended to remove the phrase 'by ensuring that adverse effects on residential amenity are avoided, remedied or mitigated'.	Reject
2600.25	FS2719.135		BSTGT Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2620.27		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept
2620.28		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept
2620.29		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept
2620.30		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept
2621.27		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept

2621.28		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept
2621.29		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept
2621.30		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept
2622.27		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept
2622.28		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept
2622.29		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept
2622.30		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept
2623.27		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept
2623.28		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept

2623.29		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept
2623.30		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept
2624.27		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept
2624.28		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept
2624.29		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept
2624.30		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept
2625.27		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept
2625.28		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept
2625.29		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept

2625.30		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept
2626.27		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept
2626.28		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept
2626.29		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept
2626.30		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept
2627.27		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept
2627.28		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept
2627.29		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept
2627.30		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept

2628.27		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept
2628.28		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept
2628.29		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept
2628.30		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept
2629.27		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept
2629.28		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept
2629.29		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept
2629.30		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept
2630.27		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept



2630.28		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept
2630.29		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept
2630.30		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept
2631.27		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept
2631.28		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept
2631.29		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept
2631.30		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept
2632.27		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept
2632.28		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept

2632.29		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept
2632.30		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept
2633.27		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept
2633.28		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept
2633.29		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept
2633.30		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept
2634.27		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept
2634.28		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept
2634.29		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept

2634.30		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept
2635.27		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept
2635.28		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept
2635.29		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept
2635.30		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept
2636.27		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept
2636.28		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept
2636.29		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept
2636.30		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept

2637.27		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept
2637.28		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept
2637.29		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept
2637.30		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept
2638.27		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept
2638.28		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept
2638.29		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept
2638.30		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept
2639.27		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept

2639.28		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept
2639.29		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept
2639.30		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept
2640.27		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept
2640.28		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept
2640.29		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept
2640.30		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept
2641.27		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept
2641.28		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept

2641.29		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept
2641.30		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept
2642.27		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept
2642.28		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept
2642.29		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept
2642.30		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept
2643.27		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept
2643.28		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept
2643.29		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept

2643.30		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept
2644.27		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept
2644.28		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept
2644.29		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept
2644.30		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept
2645.27		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept
2645.28		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept
2645.29		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept
2645.30		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept

2646.27		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept
2646.28		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept
2646.29		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept
2646.30		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept
2647.27		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept
2647.28		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept
2647.29		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept
2647.30		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept
2648.27		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept



2648.28		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept
2648.29		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept
2648.30		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept
2649.27		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept
2649.28		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept
2649.29		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept
2649.30		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept
2650.27		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept
2650.28		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept

2650.29		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept
2650.30		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept
2651.27		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept
2651.28		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept
2651.29		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept
2651.30		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept
2652.27		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept
2652.28		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept
2652.29		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept

2652.30		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept
2653.27		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept
2653.28		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept
2653.29		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept
2653.30		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept
2654.27		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept
2654.28		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept
2654.29		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept
2654.30		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept

2655.27		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Objective 9.2.7 as notified.	Accept
2655.28		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.1 as notified.	Accept
2655.29		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.2 as notified	Accept
2655.30		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.2-9.2 - Objectives and Policies	Support	Retain Policy 9.2.7.3 as notified	Accept
2011.17			George Bridgewater	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Opposes 9.4 - visitor accommodation activity rules in the High Density Residential Zone.	Reject
2012.22			Rachel Bridgewater	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Opposes the visitor accommodation activity rules within the High Density Residential Zone.	Reject
2042.7			Bronwyn Brock	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Support	Supports the High Density Residential Zone visitor accommodation activity rules.	Reject
2302.41			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	That Rule 9.4.8 be amended to include an additional rule identifying Visitor Accommodation as a Non complying activity within the Residential Sub-zones.	Reject
2302.41	FS2774.41	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part

2302.41	FS2776.41	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2337.2		Southern Planning Group	QRC Lodge Ltd	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Support	That Rule 9.4.9 be confirmed as notified.	Accept
2339.1		JCarter Planning Limited	Safari Group of Companies Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	That Rule 9.4.9 be amended so that the activity status of visitor accommodation activities is controlled.	Reject
2339.1	FS2801.3	Southern Planning Group	P J & G H Hensman & Southern Lakes Holdings Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Support	That the submission be accepted.	Reject
2372.33		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	That Rule 9.4.8 be deleted.	Reject
2372.34		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	That Rule 9.4.9 be amended to delete the reference to licensed premises and amend the matters of discretion.	Reject
2481.10			William Jin	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Oppose the activity status of Homestays and Residential VA.	Reject
2493.20		Southern Planning Group	Skyline Enterprises Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Support	That Rule 9.4.9 is accepted.	Accept
2615.1		Southern Planning Group	Pro-Invest NZ Property 1 Limited Partnership	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Support	That Rule 9.4.9 and the restricted discretionary status be confirmed as notified.	Accept

2620.31		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject
2621.31		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject
2622.31		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject
2623.31		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject
2624.31		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject
2625.31		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject
2626.31		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject
2627.31		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject
2628.31		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject

2629.31		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject
2630.31		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject
2631.31		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject
2632.31		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject
2633.31		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject
2634.31		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject
2635.31		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject
2636.31		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject
2637.31		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject

2638.31		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject
2639.31		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject
2640.31		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject
2641.31		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject
2642.31		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject
2643.31		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject
2644.31		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject
2645.31		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject
2646.31		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject



2647.31		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject
2648.31		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject
2649.31		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject
2650.31		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject
2651.31		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject
2652.31		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject
2653.31		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject
2654.31		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject
2655.31		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.3-9.4 - Rules - Activities	Oppose	Add a new rule that identifies visitor accommodation within the residential sub zones as a non-complying activity.	Reject

2006.3			Shane Melton	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	That no restrictions should apply to the use of residential properties for commercial letting except for a 90 day/calendar year limit with any number of lets.	Accept in Part
2011.18			George Bridgewater	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Opposes 9.5 - visitor accommodation rule standards in the High Density Residential Zone.	Reject
2012.23			Rachel Bridgewater	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Opposes the visitor accommodation rule standards within the High Density Residential Zone.	Reject
2029.1			Kim Jamieson	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	That there should be no change to the visitor accommodation rules .	Accept in Part
2032.2			Skyview Magic Ltd	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	That no resource consent should be required for visitor accommodation activities up to 90 days per year with no cap on the number of lets and no limit on the number of people provided there are no more than 2 people in a bedroom unless there are bunk beds. A resource consent should be required for visitor accommodation activities operating for more than 90 days per year.	Accept in Part
2042.8			Bronwyn Brock	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Opposes the High Density Residential Zone visitor accommodation rule standards.	Reject
2048.3			Ella Hardman	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	That proposed Rule 9.5.12.1 be amended to increase the cumulative total let nights per 12 month period to 42 nights (or up to 60 nights could be accommodated) and the limit on the number of lets be removed	Accept in Part
2057.11			Judith and Martin Bryant	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Opposes the restricted discretionary activity status for Homestay activities which require resource consent in the High Density Residential Zone.	Reject
2058.11			Michael Harvey	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Opposes the restricted discretionary activity status for Homestay activities which require resource consent in the High Density Residential Zone.	Reject

2067.11			Sally Watson	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Opposes the restricted discretionary activity status for Homestay activities which require resource consent in the High Density Residential Zone.	Reject
2068.11			Aimi Smith-Taylor	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Opposes the restricted discretionary activity status for Homestay activities which require resource consent in the High Density Residential Zone.	Reject
2069.11			Alexander Hopkinson	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Opposes the restricted discretionary activity status for Homestay activities which require resource consent in the High Density Residential Zone.	Reject
2070.11			Cam Pyke	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Opposes the restricted discretionary activity status for Homestay activities which require resource consent in the High Density Residential Zone.	Reject
2071.11			Catherine McLennan	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Opposes the restricted discretionary activity status for Homestay activities which require resource consent in the High Density Residential Zone.	Reject
2072.11			Jan and Tim Warwick	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Opposes the restricted discretionary activity status for Homestay activities which require resource consent in the High Density Residential Zone.	Reject
2073.11			Lindsay Lake	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Opposes the restricted discretionary activity status for Homestay activities which require resource consent in the High Density Residential Zone.	Reject
2074.11			Lynne Fleming	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Opposes the restricted discretionary activity status for Homestay activities which require resource consent in the High Density Residential Zone.	Reject
2075.11			Rachel Kane-Smith	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Opposes the restricted discretionary activity status for Homestay activities which require resource consent in the High Density Residential Zone.	Reject

2080.11			Patricia Thomson	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Opposes the restricted discretionary activity status for Homestay activities which require resource consent in the High Density Residential Zone.	Reject
2081.11			Jessica Carr	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Opposes the restricted discretionary activity status for Homestay activities which require resource consent in the High Density Residential Zone.	Reject
2082.11			Gemma Ansty	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Opposes the restricted discretionary activity status for Homestay activities which require resource consent in the High Density Residential Zone.	Reject
2087.5			Chris Abel	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Support	Supports restricting short term letting of whole residential dwellings.	Reject
2092.11			Louise Hall	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Opposes the restricted discretionary activity status for Homestay activities which require resource consent in the High Density Residential Zone.	Reject
2093.11			Trineka Newton	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Opposes the restricted discretionary activity status for Homestay activities which require resource consent in the High Density Residential Zone.	Reject
2102.11			Adelle Alexander	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Opposes the restricted discretionary activity status for Homestay activities which require resource consent in the High Density Residential Zone.	Reject
2111.11			James Anderson	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Opposes the restricted discretionary activity status for Homestay activities which require resource consent in the High Density Residential Zone.	Reject
2112.11			Juan Llona	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Opposes the restricted discretionary activity status for Homestay activities which require resource consent in the High Density Residential Zone.	Reject

2175.2			Dynamic Guest House Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	That Rule 9.5.12 is amended to remove the maximum lets and increase the cumulative total of nights to 90 nights. Or alternatively, that the maximum number of lets is removed and the cumulative total of nights is increased to 60 nights.	Reject
2278.8			Chris Worth	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Support	That changes at 9.5.12.1 supported i.e. the reduction in commercial letting of non-occupied premises.	Accept in Part
2278.9			Chris Worth	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	That rule 9.5.13.2 be amended to read 'Shall not exceed 30 paying guests per month and be restricted to overnight accommodation only.'	Accept in Part
2302.42			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	That Rule 9.5.12 be amended and combined as follows: Residential Visitor Accommodation and Homestay 1. For unregistered accommodation , the commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total a single let of up to 28 nights per 12 month period. 2. For registered accommodation, the commercial letting of one residential unit or residential flat per site for up to 90 nights per 12 month period provided letting records are kept. 3. Maximum occupancy of 2 guests per bedroom +2 (excluding any accommodation used by a host)	Reject
2302.42	FS2774.42	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.42	FS2776.42	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2302.43			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	That a new rule be included at 9.5 in regard to Residential Visitor Accommodation and Homestay activities within residential sub-zones.	Reject
2302.43	FS2774.43	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.43	FS2776.43	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part

2351.5			Linda Worth	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	That Rule 9.5.13.2 is amended to have maximum 5 visitors per night and 30 in one month.	Accept in Part
2372.35		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	That the rules at 9.5 be deleted.	Reject
2399.11			Aim Luangcharoen	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Opposes the activity status of Homestays in Rule 9.5.13.	Reject
2427.10			Mirian Acunha	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Oppose activity status of Rule 9.5.13 relating to homestay	Reject
2428.11			Nick Cameron	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Oppose Rule 9.5.13 with regards to activity status of Homestays.	Reject
2431.12			Peter Stanton	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Oppose restricted discretionary activity status of Rule 9.5.13	Reject
2438.11			Stuart Clark	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Oppose Rule 9.5.13 with regards to activity status	Reject
2466.105		John Edmonds + Associates Ltd	Real Journeys Ltd	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	That Rule 9.5.12 is amended to remove reference to coach and bus parking.	Reject
2466.105	FS2753.105	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject

2466.106		John Edmonds + Associates Ltd	Real Journeys Ltd	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	That Rule 9.5.13 is amended to remove reference to coach and bus parking.	Reject
2466.106	FS2753.106	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2492.99		John Edmonds + Associates Ltd	Cardrona Alpine Resort Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	That Rule 9.5.12 is amended to remove reference to coach and bus parking.	Reject
2492.99	FS2760.299	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Support	That the relief sought is supported.	Reject
2492.100		John Edmonds + Associates Ltd	Cardrona Alpine Resort Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	That Rule 9.5.13 is amended to remove reference to coach and bus parking.	Reject
2492.100	FS2760.300	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Support	That the relief sought is supported.	Reject
2494.103		John Edmonds + Associates Ltd	Te Anau Developments Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	That Rule 9.5.12 is amended to remove reference to coach and bus parking.	Reject
2494.104		John Edmonds + Associates Ltd	Te Anau Developments Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	That Rule 9.5.13 is amended to remove reference to coach and bus parking.	Reject
2565.9			Judy Murphy	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Opposes the restricted discretionary status of rule 9.5.13.	Reject

2581.105		John Edmonds + Associates Ltd	Go Orange Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	That Rule 9.5.12 is amended to remove reference to coach and bus parking.	Reject
2581.105	FS2753.260	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2581.106		John Edmonds + Associates Ltd	Go Orange Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	That Rule 9.5.13 is amended to remove reference to coach and bus parking.	Reject
2581.106	FS2753.261	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2592.26		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	That 9.5.12 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part
2592.26	FS2719.26		BSTGT Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.26		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	That 9.5.12 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part
2598.26	FS2719.81		BSTGT Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.26		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	That 9.5.12 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part



2600.26	FS2719.136		BSTGT Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2620.32		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2620.33		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2621.32		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2621.33		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2622.32		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2622.33		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2623.32		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2623.33		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject

2624.32		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2624.33		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2625.32		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2625.33		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2626.32		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2626.33		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2627.32		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2627.33		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2628.32		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part

2628.33		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Accept in Part
2629.32		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Reject
2629.33		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Accept in Part
2630.32		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Reject
2630.33		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Accept in Part
2631.32		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Reject
2631.33		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Accept in Part
2632.32		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Reject
2632.33		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Accept in Part

2633.32		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Reject
2633.33		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Accept in Part
2634.32		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Reject
2634.33		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Accept in Part
2635.32		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Reject
2635.33		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Accept in Part
2636.32		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Reject
2636.33		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Accept in Part
2637.32		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part

2637.33		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2638.32		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2638.33		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2639.32		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2639.33		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2640.32		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2640.33		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2641.32		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2641.33		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject

2642.32		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2642.33		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2643.32		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2643.33		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2644.32		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2644.33		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2645.32		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2645.33		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2646.32		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part

2646.33		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2647.32		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2647.33		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2648.32		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2648.33		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2649.32		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2649.33		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2650.32		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2650.33		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject

2651.32		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2651.33		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2652.32		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2652.33		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2653.32		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2653.33		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2654.32		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2654.33		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2655.32		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Amend Rule 9.5.12 to combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part



2655.33		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.4-9.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2011.19			George Bridgewater	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Opposes 9.6 - visitor accommodation non-notification provisions in the High Density Residential Zone.	Reject
2012.24			Rachel Bridgewater	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Opposes the visitor accommodation non notification provisions within the High Density Residential Zone.	Reject
2302.44			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	That provision 9.6 be amended to include an additional provision stating that proposals for restricted discretionary resource consent for Residential Visitor Accommodation and Homestays will be processed on a non-notified basis	Reject
2302.44	FS2774.44	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.44	FS2776.44	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2337.3		Southern Planning Group	QRC Lodge Ltd	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Support	That non-notification provision 9.6.2.2 be confirmed as notified.	Accept
2372.36		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Supports non-notification provision 9.6.	Accept
2493.21		Southern Planning Group	Skyline Enterprises Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Support	That Rule 9.6.2.2 be accepted.	Accept

2592.27		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	That 9.6.2.2 be amended to include Residential Visitor Accommodation.	Reject
2592.27	FS2719.27		BSTGT Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.27		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	That 9.6.2.2 be amended to include Residential Visitor Accommodation.	Reject
2598.27	FS2719.82		BSTGT Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.27		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	That 9.6.2.2 be amended to include Residential Visitor Accommodation.	Reject
2600.27	FS2719.137		BSTGT Limited	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2615.2		Southern Planning Group	Pro-Invest NZ Property 1 Limited Partnership	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Support	That rule 9.6.2.2 be confirmed as notified.	Accept
2620.34		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject
2621.34		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject

2622.34		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject
2623.34		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject
2624.34		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject
2625.34		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject
2626.34		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject
2627.34		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject
2628.34		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject
2629.34		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject
2630.34		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject

2631.34		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject
2632.34		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject
2633.34		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject
2634.34		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject
2635.34		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject
2636.34		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject
2637.34		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject
2638.34		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject
2639.34		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject

2640.34		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject
2641.34		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject
2642.34		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject
2643.34		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject
2644.34		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject
2645.34		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject
2646.34		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject
2647.34		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject
2648.34		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject

2649.34		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject
2650.34		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject
2651.34		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject
2652.34		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject
2653.34		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject
2654.34		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject
2655.34		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.4-VA - Chapter 9: High Density Residential > 6.4.5-9.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for restricted discretionary activity for visitor accommodation and homestays failing the permitted activity are non-notified.	Reject
2375.1		Tieke Consulting Limited	Church Street Trustee Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ	Other	That an objective and enabling policies be added to Chapter 3 (Strategic Direction) regarding how visitor accommodation adds to the economic wellbeing of the District.	Reject
2302.45			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	That 10.1 Zone Purpose be amended as follows: Visitor accommodation is restricted, except within the Arrowtown Town Centre Transition Overlay. The commercial letting of residential properties as visitor accommodation on a year-round or permanent basis, is restricted, particularly where it would result in a loss of residential character housing supply. Low intensity residential visitor accommodation and homestays are enabled, where the character of the environment is retained as predominantly residential and the amenity of nearby residents is maintained.	Reject

2302.45	FS2774.45	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.45	FS2776.45	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2372.37		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	That 10.1 Zone Purpose be amended to delete the proposed paragraph and replace it with a paragraph acknowledging the popularity of Arrowtown with visitors, including acknowledging the increasing number of houses being converted to visitor accommodation, and the consequential issues that the plan seeks to address.	Reject
2375.9		Tieke Consulting Limited	Church Street Trustee Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	That the zone purpose be deleted and to revert back to the notified stage 1 text and to include a new paragraph about providing for visitor accommodation within the Town Centre Transition Overlay and Visitor Accommodation sub-zone.	Reject
2592.28		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	That 10.1 be amended to replace the phrase 'restricted, except within the Arrowtown Town Centre Transition Overlay' and 'restricted, particularly where it would result in a loss of housing supply' with 'controlled'.	Reject
2592.28	FS2719.28		BSTGT Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.28		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	That 10.1 be amended to replace the phrase 'restricted, except within the Arrowtown Town Centre Transition Overlay' and 'restricted, particularly where it would result in a loss of housing supply' with 'controlled'.	Reject
2598.28	FS2719.83		BSTGT Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.28		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	That 10.1 be amended to replace the phrase 'restricted, except within the Arrowtown Town Centre Transition Overlay' and 'restricted, particularly where it would result in a loss of housing supply' with 'controlled'.	Reject

2600.28	FS2719.138		BSTGT Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2620.35		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2621.35		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2622.35		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2623.35		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2624.35		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2625.35		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2626.35		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2627.35		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part



2628.35		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2629.35		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2630.35		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2631.35		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2632.35		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2633.35		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2634.35		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2635.35		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2636.35		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part

2637.35		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2638.35		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2639.35		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2640.35		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2641.35		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2642.35		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2643.35		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2644.35		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2645.35		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part

2646.35		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2647.35		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2648.35		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2649.35		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2650.35		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2651.35		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2652.35		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2653.35		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2654.35		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part

2655.35		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.1-10.1 - Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2302.46			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That Objective 10.2.8 be amended to remove the phrase 'residential units and residential flats are predominantly used for residential activities, and'.	Reject
2302.46	FS2774.46	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.46	FS2776.46	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2302.47			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That Policy 10.2.8.1 be amended as follows: Ensure that residential visitor accommodation and homestays are of a scale and character that is compatible with the surrounding residential context, and maintains residential character of the locality activities as the predominant use of the site .	Reject
2302.47	FS2774.47	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.47	FS2776.47	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2302.48			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That Policy 10.2.8.2 be amended as follows: Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing, while maintaining residential character values activities as the predominant use of the site .	Reject
2302.48	FS2774.48	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part

2302.48	FS2776.48	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2302.49			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That Policy 10.2.8.3 be amended as follows: Restrict the establishment of residential visitor accommodation and homestays that would result in a loss of housing supply and the residential character of the zone.	Reject
2302.49	FS2774.49	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.49	FS2776.49	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2372.38		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That Objective 10.2.1 be amended to read the following: "Retain or enhance the historic character of the zone, which is characterised by predominance of residential activities, [...]".	Accept in Part
2372.39		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That the following new policy be added as 10.2.1.4: "Recognise the role of the historic residential area in providing housing and manage the cumulative effects of visitor accommodation on residential coherence."	Accept in Part
2372.40		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That the following new Policy be added as 10.2.1.5: "Provide for visitor accommodation within the Town Centre Transition Overlay and Visitor Accommodation Subzones where the design is compatible with the historic character and operations are managed to maintain the amenity of the surrounding residential environment".	Reject
2372.41		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That Objective 10.2.5 be amended to read the following: "Maintain residential coherence, character and amenity".	Accept in Part
2372.42		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That Policy 10.2.5.1 be amended to provide for visitor accommodation that meets specified criteria.	Accept in Part

2372.43		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That the following new policy be included as 10.2.5.2: "Manage the operational effects of visitor accommodation through design and site management.	Accept in Part
2375.10		Tieke Consulting Limited	Church Street Trustee Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That objective 10.2.1 is amended to largely reflect the wording as notified by stage 1. Add new policies 10.2.1.4 and 10.2.1.5 relating to visitor accommodation. Add policy 10.2.5.1 (previously withdrawn by stage 1 as notified) and policy 10.2.5.2 which specifically relate to visitor accommodation. Renumber subsequent policies.	Accept in Part
2592.29		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That 10.2.7 be amended to include the word 'management'.	Accept in Part
2592.29	FS2719.29		BSTGT Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2592.30		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That 10.2.7.1 be amended to replace the words 'Arrowtown Town Centre Transition Overlay' with 'Arrowtown Residential Historic Management Zone'.	Reject
2592.30	FS2719.30		BSTGT Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2592.31		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That 10.2.7.2 be deleted.	Reject
2592.31	FS2719.31		BSTGT Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2592.32		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That 10.2.8 be amended to replace the word 'establishment' with 'effects' and deleted the phrase 'that residential units and residential flats are predominantly used for residential activities, and'.	Reject

2592.32	FS2719.32		BSTGT Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2592.33		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That 10.2.8.1 be amended to delete the phrase 'and maintains residential activities as the predominant use of the site'.	Reject
2592.33	FS2719.33		BSTGT Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2592.34		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That 10.2.8.2 be amended to delete the phrase 'while maintaining residential activities as the predominant use of the site'.	Reject
2592.34	FS2719.34		BSTGT Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2592.35		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That 10.2.8.3 be deleted.	Reject
2592.35	FS2719.35		BSTGT Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.29		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That 10.2.7 be amended to include the word 'management'.	Reject
2598.29	FS2719.84		BSTGT Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part

2598.30		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That 10.2.7.1 be amended to replace the words 'Arrowtown Town Centre Transition Overlay' with 'Arrowtown Residential Historic Management Zone'.	Reject
2598.30	FS2719.85		BSTGT Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.31		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That 10.2.7.2 be deleted.	Reject
2598.31	FS2719.86		BSTGT Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.32		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That 10.2.8 be amended to replace the word 'establishment' with 'effects' and deleted the phrase 'that residential units and residential flats are predominantly used for residential activities, and'.	Reject
2598.32	FS2719.87		BSTGT Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.33		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That 10.2.8.1 be amended to delete the phrase 'and maintains residential activities as the predominant use of the site'.	Reject
2598.33	FS2719.88		BSTGT Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.34		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That 10.2.8.2 be amended to delete the phrase 'while maintaining residential activities as the predominant use of the site'.	Reject



2598.34	FS2719.89		BSTGT Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.35		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That 10.2.8.3 be deleted.	Reject
2598.35	FS2719.90		BSTGT Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.29		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That 10.2.7 be amended to include the word 'management'.	Reject
2600.29	FS2719.139		BSTGT Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.30		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That 10.2.7.1 be amended to replace the words 'Arrowtown Town Centre Transition Overlay' with 'Arrowtown Residential Historic Management Zone'.	Reject
2600.30	FS2719.140		BSTGT Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.31		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That 10.2.7.2 be deleted.	Reject
2600.31	FS2719.141		BSTGT Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part

2600.32		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That 10.2.8 be amended to replace the word 'establishment' with 'effects' and deleted the phrase 'that residential units and residential flats are predominantly used for residential activities, and'.	Reject
2600.32	FS2719.142		BSTGT Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.33		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That 10.2.8.1 be amended to delete the phrase 'and maintains residential activities as the predominant use of the site'.	Reject
2600.33	FS2719.143		BSTGT Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.34		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That 10.2.8.2 be amended to delete the phrase 'while maintaining residential activities as the predominant use of the site'.	Reject
2600.34	FS2719.144		BSTGT Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.35		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	That 10.2.8.3 be deleted.	Reject
2600.35	FS2719.145		BSTGT Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2620.36		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject

2620.37		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject
2620.38		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject
2620.39		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject
2621.36		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2621.37		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject
2621.38		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject
2621.39		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject
2622.36		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2622.37		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject

2622.38		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject
2622.39		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject
2623.36		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2623.37		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject
2623.38		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject
2623.39		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject
2624.36		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2624.37		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject
2624.38		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject

2624.39		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject
2625.36		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2625.37		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject
2625.38		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject
2625.39		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject
2626.36		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2626.37		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject
2626.38		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject
2626.39		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject

2627.36		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2627.37		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject
2627.38		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject
2627.39		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject
2628.36		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2628.37		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject
2628.38		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject
2628.39		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject
2629.36		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject

2629.37		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject
2629.38		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject
2629.39		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject
2630.36		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2630.37		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject
2630.38		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject
2630.39		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject
2631.36		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2631.37		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject

2631.38		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject
2631.39		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject
2632.36		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2632.37		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject
2632.38		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject
2632.39		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject
2633.36		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2633.37		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject
2633.38		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject



2633.39		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject
2634.36		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2634.37		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject
2634.38		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject
2634.39		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject
2635.36		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2635.37		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject
2635.38		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject
2635.39		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject

2636.36		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2636.37		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject
2636.38		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject
2636.39		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject
2637.36		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2637.37		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject
2637.38		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject
2637.39		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject
2638.36		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject

2638.37		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject
2638.38		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject
2638.39		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject
2639.36		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2639.37		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject
2639.38		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject
2639.39		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject
2640.36		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2640.37		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject

2640.38		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject
2640.39		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject
2641.36		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2641.37		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject
2641.38		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject
2641.39		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject
2642.36		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2642.37		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject
2642.38		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject

2642.39		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject
2643.36		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2643.37		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject
2643.38		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject
2643.39		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject
2644.36		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2644.37		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject
2644.38		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject
2644.39		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject

2645.36		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2645.37		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject
2645.38		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject
2645.39		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject
2646.36		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2646.37		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject
2646.38		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject
2646.39		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject
2647.36		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject

2647.37		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject
2647.38		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject
2647.39		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject
2648.36		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2648.37		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject
2648.38		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject
2648.39		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject
2649.36		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2649.37		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject

2649.38		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject
2649.39		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject
2650.36		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2650.37		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject
2650.38		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject
2650.39		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject
2651.36		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2651.37		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject
2651.38		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject



2651.39		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject
2652.36		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2652.37		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject
2652.38		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject
2652.39		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject
2653.36		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2653.37		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject
2653.38		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject
2653.39		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject

2654.36		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2654.37		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject
2654.38		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject
2654.39		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject
2655.36		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Objective 10.2.8 to remove the reference to residential units and residential flats being primarily used for residential activities.	Reject
2655.37		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.1 to remove reference to residential activity being the predominate use.	Reject
2655.38		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.2 to remove reference to residential activity being the predominate use.	Reject
2655.39		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.2-10.2 - Objectives and Policies	Oppose	Amend Policy 10.2.8.3 to remove reference to the loss of housing supply.	Reject
			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Support	That Rule 10.4.7 is retained as notified.	Accept

2302.50	FS2774.50	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.50	FS2776.50	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2302.51			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	That the provisions at 10.4 are amended to include a additional rule setting out matters of discretion in respect of Residential Visitor Accommodation and Homestays.	Accept in Part
2302.51	FS2774.51	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.51	FS2776.51	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2372.44		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	That Rule 10.4.7 be deleted.	Reject
2372.45		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	That Rule 10.4.8 be amended to delete the restricted discretionary activity status and replace it with controlled activity status with specified matters of control.	Reject
2375.11		Tieke Consulting Limited	Church Street Trustee Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	That rule 10.4.7 be deleted in its entirety.	Reject
2375.12		Tieke Consulting Limited	Church Street Trustee Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	That rule 10.4.8 be amended to be a controlled activity and to add matters of control.	Reject

2375.13		Tieke Consulting Limited	Church Street Trustee Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	That rule 10.4.9 (where visitor accommodation not otherwise identified) is amended to restricted discretionary as opposed to non-complying.	Reject
2620.40		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept
2621.40		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept
2622.40		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept
2623.40		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept
2624.40		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept
2625.40		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept
2626.40		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept
2627.40		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept

2628.40		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept
2629.40		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept
2630.40		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept
2631.40		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept
2632.40		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept
2633.40		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept
2634.40		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept
2635.40		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept
2636.40		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept

2637.40		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept
2638.40		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept
2639.40		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept
2640.40		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept
2641.40		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept
2642.40		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept
2643.40		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept
2644.40		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept
2645.40		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept

2646.40		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept
2647.40		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept
2648.40		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept
2649.40		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept
2650.40		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept
2651.40		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept
2652.40		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept
2653.40		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept
2654.40		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept

2655.40		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.3-10.4 - Rules - Activities	Oppose	Retain Rule 7.4.16.	Accept
2048.4			Ella Hardman	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	That proposed Rule 10.5.8.1 be amended to increase the cumulative total let nights per 12 month period to 42 nights (or up to 60 nights could be accommodated) and the limit on the number of lets be removed.	Accept in Part
2302.52			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	That the provisions at Rule 10.5.8 be amended and combined to read: Residential Visitor Accommodation and Homestay 1. For unregistered accommodation, the commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total a single let of up to 28 nights per 12 month period. 2. For registered accommodation, the commercial letting of one residential unit or residential flat per site for up to 90 nights per 12 month period provided letting records are kept. 3. Maximum occupancy of 2 guests per bedroom +2 (excluding any accommodation used by a host)	Reject
2302.52	FS2774.52	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.52	FS2776.52	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2302.53			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	That Rule 10.5.8 be amended to provide for Residential Visitor Accommodation as a restricted discretionary activity where is does not meet the standards of a permitted activity.	Accept in Part
2302.53	FS2774.53	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.53	FS2776.53	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2372.46		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	That the provisions at 10.5 be deleted.	Reject



2375.14		Tieke Consulting Limited	Church Street Trustee Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	That rule 10.5.8 be deleted in its entirety.	Reject
2375.15		Tieke Consulting Limited	Church Street Trustee Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Not Stated	That rule 10.5.9 be deleted in its entirety	Reject
2466.107		John Edmonds + Associates Ltd	Real Journeys Ltd	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	That Rule 10.5.8 is amended to remove reference to coach and bus parking.	Reject
2466.107	FS2753.107	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2466.108		John Edmonds + Associates Ltd	Real Journeys Ltd	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	That Rule 10.5.9 is amended to remove reference to coach and bus parking.	Reject
2466.108	FS2753.108	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2492.101		John Edmonds + Associates Ltd	Cardrona Alpine Resort Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	That Rule 10.5.8 is amended to remove reference to coach and bus parking.	Reject
2492.101	FS2760.301	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Support	That the relief sought is supported.	Reject
2492.102		John Edmonds + Associates Ltd	Cardrona Alpine Resort Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	That Rule 10.5.9 is amended to remove reference to coach and bus parking.	Reject

2492.102	FS2760.302	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Support	That the relief sought is supported.	Reject
2494.105		John Edmonds + Associates Ltd	Te Anau Developments Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	That Rule 10.5.8 is amended to remove reference to coach and bus parking.	Reject
2494.106		John Edmonds + Associates Ltd	Te Anau Developments Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	That Rule 10.5.9 is amended to remove reference to coach and bus parking.	Reject
2581.107		John Edmonds + Associates Ltd	Go Orange Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	That Rule 10.5.8 is amended to remove reference to coach and bus parking.	Reject
2581.107	FS2753.262	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2581.108		John Edmonds + Associates Ltd	Go Orange Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	That Rule 10.5.9 is amended to remove reference to coach and bus parking.	Reject
2581.108	FS2753.263	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2592.36		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	That Rule 10.5.8 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part
2592.36	FS2719.36		BSTGT Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part

2598.36		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	That Rule 10.5.8 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part
2598.36	FS2719.91		BSTGT Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.36		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	That Rule 10.5.8 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part
2600.36	FS2719.146		BSTGT Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2620.41		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2620.42		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2620.43		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2621.41		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2621.42		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part

2621.43		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2622.41		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2622.42		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2622.43		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2623.41		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2623.42		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2623.43		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2624.41		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2624.42		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part

2624.43		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2625.41		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2625.42		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2625.43		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2626.41		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2626.42		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2626.43		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2627.41		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2627.42		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part

2627.43		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2628.41		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2628.42		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2628.43		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2629.41		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2629.42		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2629.43		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2630.41		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2630.42		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part

2630.43		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2631.41		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2631.42		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2631.43		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2632.41		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2632.42		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2632.43		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2633.41		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2633.42		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part

2633.43		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2634.41		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2634.42		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2634.43		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2635.41		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2635.42		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2635.43		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2636.41		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2636.42		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part



2636.43		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2637.41		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2637.42		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2637.43		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2638.41		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2638.42		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2638.43		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2639.41		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2639.42		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part

2639.43		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2640.41		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2640.42		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2640.43		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2641.41		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2641.42		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2641.43		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2642.41		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2642.42		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part

2642.43		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2643.41		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2643.42		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2643.43		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2644.41		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2644.42		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2644.43		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2645.41		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2645.42		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part

2645.43		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2646.41		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2646.42		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2646.43		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2647.41		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2647.42		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2647.43		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2648.41		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2648.42		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part

2648.43		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2649.41		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2649.42		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2649.43		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2650.41		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2650.42		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2650.43		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2651.41		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2651.42		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part

2651.43		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2652.41		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2652.42		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2652.43		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2653.41		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2653.42		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2653.43		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2654.41		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2654.42		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part

2654.43		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2655.41		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2655.42		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend Rules and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2655.43		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.4-10.5 - Rules - Standards	Oppose	Amend rules to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2302.54			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	That the provisions at 10.6 be amended to include an additional rule stating that proposals for restricted discretionary resource consent for Residential Visitor Accommodation and Homestays will be processed on a non-notified basis.	Reject
2302.54	FS2774.54	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.54	FS2776.54	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2372.47		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	That Rule 10.6.1.1 be amended to include reference to the Visitor Accommodation Subzone.	Accept
2375.16		Tieke Consulting Limited	Church Street Trustee Limited	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	That visitor accommodation activities in the visitor accommodation subzone should not be notified (10.6.1.1).	Accept

2620.44		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2621.44		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2622.44		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2623.44		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2624.44		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2625.44		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2626.44		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2627.44		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2628.44		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject



2629.44		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2630.44		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2631.44		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2632.44		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2633.44		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2634.44		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2635.44		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2636.44		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2637.44		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject

2638.44		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2639.44		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2640.44		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2641.44		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2642.44		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2643.44		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2644.44		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2645.44		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2646.44		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject

2647.44		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2648.44		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2649.44		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2650.44		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2651.44		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2652.44		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2653.44		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2654.44		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject
2655.44		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.5-VA - Chapter 10: Arrowtown RHMZ > 6.5.5-10.6 - Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent outside of the residential sub zone for a permitted activity are non-notified.	Reject

2011.11			George Bridgewater	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Opposes 11.1 - zone purpose in the Large Lot Residential Zone.	Reject
2012.13			Rachel Bridgewater	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Opposes the visitor accommodation zone purpose within the Large Lot Residential Zone.	Reject
2302.55			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Visitor accommodation is restricted, except within the 'large lot residential' visitor accommodation sub-zones. The commercial letting of residential properties as visitor accommodation on a year-round or permanent basis, is restricted, particularly where it would result in a loss of residential character housing supply . Low intensity residential visitor accommodation is enabled, where the character of the environment is retained as predominantly residential and the amenity of nearby residents is maintained. Residential Sub-zones identify areas intended for primarily residential use.	Reject
2302.55	FS2774.55	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.55	FS2776.55	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2538.121			NZ Transport Agency	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Support	That the Zone Purpose is accepted.	Accept
2538.121	FS2760.122	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Support	That the submission is supported generally.	Accept in Part
2592.37		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	That 11.1 be amended to replace the phrases 'restricted, except within large lot residential visitor accommodation sub-zones' and 'restricted, particularly where it would result in a loss of housing supply' with the word 'controlled'.	Reject
2592.37	FS2719.37		BSTGT Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part

2598.37		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	That 11.1 be amended to replace the phrases 'restricted, except within large lot residential visitor accommodation sub-zones' and 'restricted, particularly where it would result in a loss of housing supply' with the word 'controlled'.	Reject
2598.37	FS2719.92		BSTGT Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.37		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	That 11.1 be amended to replace the phrases 'restricted, except within large lot residential visitor accommodation sub-zones' and 'restricted, particularly where it would result in a loss of housing supply' with the word 'controlled'.	Reject
2600.37	FS2719.147		BSTGT Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2620.45		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2621.45		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2622.45		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2623.45		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2624.45		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part

2625.45		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2626.45		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2627.45		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2628.45		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2629.45		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2630.45		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2631.45		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2632.45		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2633.45		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part

2634.45		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2635.45		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2636.45		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2637.45		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2638.45		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2639.45		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2640.45		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2641.45		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2642.45		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part

2643.45		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2644.45		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2645.45		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2646.45		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2647.45		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2648.45		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2649.45		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2650.45		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2651.45		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part



2652.45		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2653.45		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2654.45		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2655.45		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.1-11.1 Zone Purpose	Oppose	Amend the purpose statement to better provide for visitor accommodation, make consequential changes to relief sought and to specify that residential sub zones are for primarily residential use.	Accept in Part
2011.12			George Bridgewater	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Opposes 11.2 - visitor accommodation objectives and policies in the Large Lot Residential Zone.	Reject
2012.14			Rachel Bridgewater	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Opposes the visitor accommodation objectives and policies within the Large Lot Residential Zone.	Reject
2302.56			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That Policy 11.2.3.1 be amended to clarify that the policy refers to the 'large lot residential' visitor accommodation sub-zone to avoid confusion with the definition of 'residential visitor accommodation'.	Accept in Part
2302.56	FS2774.56	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.56	FS2776.56	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part

2302.57			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That Policy 11.2.3.2 be amended to clarify that the policy refers to the 'large lot residential' visitor accommodation sub-zone to avoid confusion with the definition of 'residential visitor accommodation'.	Accept in Part
2302.57	FS2774.57	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.57	FS2776.57	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2302.58			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That Objective 11.2.4 be amended to read: Manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities, and the residential character of the zone is maintained.	Reject
2302.58	FS2774.58	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.58	FS2776.58	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2302.59			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That Policy 11.2.4.1 be amended as follows: Ensure that residential visitor accommodation and homestays are of a scale and character that is compatible with the surrounding residential context, and maintains residential character of the locality activities as the predominant use of the site .	Reject
2302.59	FS2774.59	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.59	FS2776.59	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part

2302.60			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That Policy 11.2.4.2 be amended as follows: Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing, while maintaining residential character values activities as the predominant use of the site .	Reject
2302.60	FS2774.60	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.60	FS2776.60	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2302.61			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That Policy 11.2.4.3 be amended to read: Restrict the establishment of residential visitor accommodation and homestays that would result in a loss of housing supply and the residential character of the zone.	Reject
2302.61	FS2774.61	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.61	FS2776.61	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2538.122			NZ Transport Agency	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Support	That Policy 11.2.3.2 is accepted.	Accept
2538.122	FS2760.123	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Support	That the submission is supported generally.	Accept in Part
2538.123			NZ Transport Agency	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Support	That Objective 11.2.4 is accepted.	Accept

2538.123	FS2760.124	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Support	That the submission is supported generally.	Accept in Part
2538.124			NZ Transport Agency	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Support	That Policy 11.2.4.3 is accepted.	Accept
2538.124	FS2760.125	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Support	That the submission is supported generally.	Accept in Part
2592.38		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That 11.2.3 be amended to include the word 'management'.	Accept in Part
2592.38	FS2719.38		BSTGT Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2592.39		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That 11.2.3.1 be amended to delete the words 'Visitor Accommodation Sub' so that the policy applies to all parts of the zone.	Reject
2592.39	FS2719.39		BSTGT Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2592.40		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That 11.2.3.2 be deleted.	Reject
2592.40	FS2719.40		BSTGT Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part

2592.41		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That 11.2.4 be amended to replace the word 'establishment' with effects and to delete the phrase 'that residential units and residential flats are predominantly used for residential activities, and'.	Reject
2592.41	FS2719.41		BSTGT Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2592.42		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That 11.2.4.1 be amended to delete the phrase 'and maintains residential activities as the predominant use of the site'.	Reject
2592.42	FS2719.42		BSTGT Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2592.43		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That 11.2.4.2 be amended to delete the phrase 'while maintaining residential activities as the predominant use of the site'.	Reject
2592.43	FS2719.43		BSTGT Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2592.44		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That 11.2.4.3 be deleted.	Reject
2592.44	FS2719.44		BSTGT Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.38		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That 11.2.3 be amended to include the word 'management'.	Reject

2598.38	FS2719.93		BSTGT Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.39		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That 11.2.3.1 be amended to delete the words 'Visitor Accommodation Sub' so that the policy applies to all parts of the zone.	Reject
2598.39	FS2719.94		BSTGT Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.40		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That 11.2.3.2 be deleted.	Reject
2598.40	FS2719.95		BSTGT Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.41		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That 11.2.4 be amended to replace the word 'establishment' with effects and to delete the phrase 'that residential units and residential flats are predominantly used for residential activities, and'.	Reject
2598.41	FS2719.96		BSTGT Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.42		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That 11.2.4.1 be amended to delete the phrase 'and maintains residential activities as the predominant use of the site'.	Reject
2598.42	FS2719.97		BSTGT Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part

2598.43		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That 11.2.4.2 be amended to delete the phrase 'while maintaining residential activities as the predominant use of the site'.	Reject
2598.43	FS2719.98		BSTGT Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.44		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That 11.2.4.3 be deleted.	Reject
2598.44	FS2719.99		BSTGT Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.38		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That 11.2.3 be amended to include the word 'management'.	Reject
2600.38	FS2719.148		BSTGT Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.39		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That 11.2.3.1 be amended to delete the words 'Visitor Accommodation Sub' so that the policy applies to all parts of the zone.	Reject
2600.39	FS2719.149		BSTGT Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.40		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That 11.2.3.2 be deleted.	Reject

2600.40	FS2719.150		BSTGT Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.41		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That 11.2.4 be amended to replace the word 'establishment' with effects and to delete the phrase 'that residential units and residential flats are predominantly used for residential activities, and'.	Reject
2600.41	FS2719.151		BSTGT Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.42		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That 11.2.4.1 be amended to delete the phrase 'and maintains residential activities as the predominant use of the site'.	Reject
2600.42	FS2719.152		BSTGT Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.43		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That 11.2.4.2 be amended to delete the phrase 'while maintaining residential activities as the predominant use of the site'.	Reject
2600.43	FS2719.153		BSTGT Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.44		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	That 11.2.4.3 be deleted.	Reject
2600.44	FS2719.154		BSTGT Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part



2620.46		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2620.47		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2620.48		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject
2620.49		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2620.50		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2620.51		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject
2621.46		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2621.47		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2621.48		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject

2621.49		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2621.50		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2621.51		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject
2622.46		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2622.47		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2622.48		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject
2622.49		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2622.50		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2622.51		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject

2623.46		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2623.47		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2623.48		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject
2623.49		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2623.50		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2623.51		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject
2624.46		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2624.47		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2624.48		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject

2624.49		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2624.50		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2624.51		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject
2625.46		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2625.47		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2625.48		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject
2625.49		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2625.50		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2625.51		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject

2626.46		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2626.47		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2626.48		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject
2626.49		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2626.50		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2626.51		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject
2627.46		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2627.47		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2627.48		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject

2627.49		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2627.50		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2627.51		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject
2628.46		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2628.47		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2628.48		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject
2628.49		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2628.50		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2628.51		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject

2629.46		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2629.47		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2629.48		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject
2629.49		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2629.50		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2629.51		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject
2630.46		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2630.47		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2630.48		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject

2630.49		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2630.50		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2630.51		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject
2631.46		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2631.47		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2631.48		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject
2631.49		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2631.50		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2631.51		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject



2632.46		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2632.47		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2632.48		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject
2632.49		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2632.50		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2632.51		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject
2633.46		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2633.47		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2633.48		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject

2633.49		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2633.50		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2633.51		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject
2634.46		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2634.47		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2634.48		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject
2634.49		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2634.50		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2634.51		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject

2635.46		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2635.47		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2635.48		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject
2635.49		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2635.50		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2635.51		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject
2636.46		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2636.47		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2636.48		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject

2636.49		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2636.50		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2636.51		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject
2637.46		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2637.47		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2637.48		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject
2637.49		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2637.50		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2637.51		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject

2638.46		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2638.47		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2638.48		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject
2638.49		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2638.50		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2638.51		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject
2639.46		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2639.47		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2639.48		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject

2639.49		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2639.50		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2639.51		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject
2640.46		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2640.47		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2640.48		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject
2640.49		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2640.50		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2640.51		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject

2641.46		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2641.47		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2641.48		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject
2641.49		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2641.50		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2641.51		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject
2642.46		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2642.47		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2642.48		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject

2642.49		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2642.50		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2642.51		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject
2643.46		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2643.47		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2643.48		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject
2643.49		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2643.50		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2643.51		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject



2644.46		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2644.47		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2644.48		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject
2644.49		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2644.50		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2644.51		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject
2645.46		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2645.47		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2645.48		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject

2645.49		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2645.50		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2645.51		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject
2646.46		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2646.47		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2646.48		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject
2646.49		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2646.50		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2646.51		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject

2647.46		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2647.47		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2647.48		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject
2647.49		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2647.50		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2647.51		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject
2648.46		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2648.47		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2648.48		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject

2648.49		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2648.50		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2648.51		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject
2649.46		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2649.47		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2649.48		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject
2649.49		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2649.50		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2649.51		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject

2650.46		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2650.47		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2650.48		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject
2650.49		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2650.50		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2650.51		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject
2651.46		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2651.47		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2651.48		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject

2651.49		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2651.50		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2651.51		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject
2652.46		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2652.47		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2652.48		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject
2652.49		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2652.50		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2652.51		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject

2653.46		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2653.47		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2653.48		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject
2653.49		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2653.50		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2653.51		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject
2654.46		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2654.47		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2654.48		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject

2654.49		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2654.50		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2654.51		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject
2655.46		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.1 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Accept in Part
2655.47		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.3.2 to clarify that the policy refers to the large lot residential visitor accommodation subzone to avoid confusion with the definition of visitor accommodation.	Reject
2655.48		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Objective 11.2.4 to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities.	Reject
2655.49		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.1 to remove reference to residential activity being the predominate use.	Reject
2655.50		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.2 to remove reference to residential activity being the predominate use.	Reject
2655.51		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.2-11.2 Objectives and Policies	Oppose	Amend Policy 11.2.4.3 to remove reference to the loss of housing supply.	Reject



2011.13			George Bridgewater	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Oppose	Opposes 11.4 - visitor accommodation activity rules in the Large Lot Residential Zone.	Reject
2012.15			Rachel Bridgewater	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Oppose	Opposes the visitor accommodation activity rules within the Large Lot Residential Zone.	Reject
2041.3		IP Solutions Ltd	Release NZ Ltd	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Oppose	That visitor accommodation activities not otherwise specified located outside of a Visitor Accommodation Sub-Zone and operating for more than 28 days and exceeding 3 lets be treated as restricted discretionary activities rather than non-complying activities. A highly prescriptive list of matters of discretion should be provided.	Reject
2302.62			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	That Rule 11.4.5 be retained as notified.	Accept
2302.62	FS2774.62	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.62	FS2776.62	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2302.63			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Oppose	That Rule 11.4.5 be amended to include an additional rule setting out matters of discretion in respect of Residential Visitor Accommodation.	Accept in Part
2302.63	FS2774.63	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.63	FS2776.63	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part

2613.3		Southern Planning Group	Wanaka Kiwi Holiday Parks & Motels Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	That rule 11.4.6 and the restricted discretionary status be confirmed as notified.	Accept
2613.4		Southern Planning Group	Wanaka Kiwi Holiday Parks & Motels Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	That rule 11.6.1.1 be confirmed as notified.	Accept
2620.52		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept
2621.52		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept
2622.52		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept
2623.52		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept
2624.52		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept
2625.52		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept
2626.52		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept

2627.52		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept
2628.52		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept
2629.52		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept
2630.52		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept
2631.52		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept
2632.52		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept
2633.52		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept
2634.52		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept
2635.52		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept

2636.52		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept
2637.52		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept
2638.52		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept
2639.52		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept
2640.52		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept
2641.52		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept
2642.52		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept
2643.52		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept
2644.52		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept

2645.52		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept
2646.52		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept
2647.52		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept
2648.52		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept
2649.52		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept
2650.52		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept
2651.52		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept
2652.52		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept
2653.52		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept

2654.52		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept
2655.52		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.3-11.4 Rules - Activities	Support	Retain Rule 11.4.5 as notified.	Accept
2011.14			George Bridgewater	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Opposes 11.5 - visitor accommodation rule standards in the Large Lot Residential Zone.	Accept in Part
2012.16			Rachel Bridgewater	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Opposes the visitor accommodation rule standards within the Large Lot Residential Zone.	Accept in Part
2041.4		IP Solutions Ltd	Release NZ Ltd	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Opposes the non-complying activity status relating to Residential Visitor Accommodation activities which exceed 3 lets in total, that use heavy vehicles, coaches or buses, and which involve more than 8 vehicle movements per day.	Accept in Part
2041.5		IP Solutions Ltd	Release NZ Ltd	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	That the non-complying activity status for Residential Visitor Accommodation activities exceeding 3 lets and/or a cumulative total of 28 nights per 12 month period be amended to a restricted-discretionary activity status with highly prescriptive matters of discretion that allow for processing applications on a non-notified basis.	Accept in Part
2041.6		IP Solutions Ltd	Release NZ Ltd	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	That, in respect of vehicle movements, a matter of discretion be included that compares proposed vehicle movements with likely movements associated with residential unit size, based on the subject residential unit's number of bedrooms.	Accept in Part
2046.1			Keith Murray	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	That for homestay activities in the Large Lot Residential Zone the maximum number of people per bedroom should be restricted to 2.	Accept in Part
2046.2			Keith Murray	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	That the 5 person limit for homestays in the Large Lot Residential Zone should be removed where all other standards are met (ie parking).	Accept in Part

2048.5			Ella Hardman	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	That proposed Rule 11.5.12.1 be amended to increase the cumulative total let nights per 12 month period to 42 nights (or up to 60 nights could be accommodated) and the limit on the number of lets be removed.	Accept in Part
2087.4			Chris Abel	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Support	Supports restricting short term letting of whole residential dwellings.	Accept in Part
2302.64			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	That the provisions at 11.5 be amended to read: Residential Visitor Accommodation and Homestay 1. For unregistered accommodation, the commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total a single let of up to 28 nights per 12 month period. 2. For registered accommodation, the commercial letting of one residential unit or residential flat per site for up to 90 nights per 12 month period provided letting records are kept. 3. Maximum occupancy of 2 guests per bedroom +2 (excluding any accommodation used by a host)	Reject
2302.64	FS2774.64	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.64	FS2776.64	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2302.65			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	That Rule 11.5.12 be amended to provide for Residential Visitor Accommodation and Homestays as restricted discretionary activities where they do not meet the standards of a permitted activity.	Accept in Part
2302.65	FS2774.65	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.65	FS2776.65	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2302.66			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	That a new rule be included at 11.5 relating to Residential Visitor Accommodation and Homestay Accommodation within the Residential Sub-zones.	Reject

2302.66	FS2774.66	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.66	FS2776.66	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2466.109		John Edmonds + Associates Ltd	Real Journeys Ltd	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	That Rule 11.5.12 is amended to remove reference to coach and bus parking.	Reject
2466.109	FS2753.109	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2466.110		John Edmonds + Associates Ltd	Real Journeys Ltd	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	That Rule 11.5.13 is amended to remove reference to coach and bus parking.	Reject
2466.110	FS2753.110	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2492.103		John Edmonds + Associates Ltd	Cardrona Alpine Resort Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	That Rule 11.5.12 is amended to remove reference to coach and bus parking.	Reject
2492.103	FS2760.303	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Support	That the relief sought is supported.	Reject
2492.104		John Edmonds + Associates Ltd	Cardrona Alpine Resort Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	That Rule 11.5.13 is amended to remove reference to coach and bus parking.	Reject



2492.104	FS2760.304	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Support	That the relief sought is supported.	Reject
2494.107		John Edmonds + Associates Ltd	Te Anau Developments Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	That Rule 11.5.12 is amended to remove reference to coach and bus parking.	Reject
2494.108		John Edmonds + Associates Ltd	Te Anau Developments Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	That Rule 11.5.13 is amended to remove reference to coach and bus parking.	Reject
2538.125			NZ Transport Agency	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Support	That Rule 11.5.12 is accepted.	Accept
2538.125	FS2760.126	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Support	That the submission is supported generally.	Reject
2581.109		John Edmonds + Associates Ltd	Go Orange Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	That Rule 11.5.12 is amended to remove reference to coach and bus parking.	Reject
2581.109	FS2753.264	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2581.110		John Edmonds + Associates Ltd	Go Orange Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	That Rule 11.5.13 is amended to remove reference to coach and bus parking.	Reject
2581.110	FS2753.265	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject

2592.45		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	That 11.5.12 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part
2592.45	FS2719.45		BSTGT Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2597.2			Sally Currie	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	That Rule 11.5.12 is amended to remove the non-complying activity status for residential visitor accommodation that exceeds 3 lets and/or 28 nights per 12 month period and replace with restricted discretionary activity status; and should proceed on a non-notified basis if the matters of discretion are met. .	Accept in Part
2598.45		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	That 11.5.12 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part
2598.45	FS2719.100		BSTGT Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.45		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	That 11.5.12 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part
2600.45	FS2719.155		BSTGT Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2620.53		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2620.54		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part

2620.55		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2620.56		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2621.53		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2621.54		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2621.55		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2621.56		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2622.53		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2622.54		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2622.55		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject

2622.56		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2623.53		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2623.54		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2623.55		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2623.56		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2624.53		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2624.54		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2624.55		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2624.56		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject

2625.53		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2625.54		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2625.55		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2625.56		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2626.53		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2626.54		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2626.55		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2626.56		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2627.53		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject

2627.54		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2627.55		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2627.56		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2628.53		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2628.54		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2628.55		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2628.56		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2629.53		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2629.54		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part

2629.55		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2629.56		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2630.53		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2630.54		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2630.55		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2630.56		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2631.53		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2631.54		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2631.55		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject

2631.56		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2632.53		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2632.54		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2632.55		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2632.56		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2633.53		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2633.54		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2633.55		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2633.56		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject



2634.53		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2634.54		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2634.55		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2634.56		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2635.53		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2635.54		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2635.55		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2635.56		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2636.53		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject

2636.54		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2636.55		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2636.56		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2637.53		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2637.54		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2637.55		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2637.56		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2638.53		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2638.54		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part

2638.55		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2638.56		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2639.53		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2639.54		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2639.55		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2639.56		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2640.53		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2640.54		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2640.55		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject

2640.56		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2641.53		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2641.54		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2641.55		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2641.56		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2642.53		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2642.54		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2642.55		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2642.56		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject

2643.53		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2643.54		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2643.55		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2643.56		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2644.53		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2644.54		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2644.55		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2644.56		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2645.53		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject

2645.54		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2645.55		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2645.56		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2646.53		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2646.54		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2646.55		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2646.56		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2647.53		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2647.54		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part

2647.55		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2647.56		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2648.53		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2648.54		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2648.55		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2648.56		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2649.53		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2649.54		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2649.55		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject

2649.56		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2650.53		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2650.54		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2650.55		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2650.56		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2651.53		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2651.54		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2651.55		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2651.56		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject



2652.53		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2652.54		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2652.55		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2652.56		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2653.53		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2653.54		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2653.55		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2653.56		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2654.53		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject

2654.54		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2654.55		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2654.56		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2655.53		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend to include an additional rule setting out the matters of discretion for residential visitor accommodation and homestays provided for through amended rules which do not meet permitted activity standards, that restrict discretion to location, nature and scale, landscaping, external appearance of buildings and design matters.	Reject
2655.54		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2655.55		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Amend 7.5.18 to provide for residential visitor accommodation and homestays as a restricted discretionary where the standards requested by amended rules are not complied with.	Reject
2655.56		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.4-11.5 Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2011.15			George Bridgewater	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Opposes 11.6 - visitor accommodation non-notification provisions in the Large Lot Residential Zone.	Reject
2012.17			Rachel Bridgewater	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Opposes the visitor accommodation non-notification provisions within the Large Lot Residential Zone.	Reject

2041.7		IP Solutions Ltd	Release NZ Ltd	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	That all visitor accommodation activities which provide adequate information in regard to prescribed matters of discretion be processed on a non-notified basis.	Reject
2302.67			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	That an additional provision be included at 11.6 stating that proposals for restricted discretionary resource consent for Residential Visitor Accommodation and Homestays failing the standards for a Permitted Activity will be processed on a non-notified basis.	Reject
2302.67	FS2774.67	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.67	FS2776.67	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2620.57		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2621.57		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2622.57		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2623.57		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2624.57		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject

2625.57		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2626.57		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2627.57		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2628.57		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2629.57		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2630.57		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2631.57		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2632.57		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2633.57		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject

2634.57		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2635.57		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2636.57		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2637.57		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2638.57		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2639.57		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2640.57		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2641.57		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2642.57		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject

2643.57		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2644.57		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2645.57		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2646.57		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2647.57		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2648.57		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2649.57		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2650.57		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2651.57		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject

2652.57		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2653.57		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2654.57		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2655.57		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.6-VA - Chapter 11: Large Lot Residential > 6.6.5-11.6 Rules - Non-Notification of Applications	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2057.9			Judith and Martin Bryant	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use	Oppose	Opposes the controlled activity status for Homestay activities which require resource consent in the Business Mixed Use Zone.	Reject
2058.9			Michael Harvey	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use	Oppose	Opposes the controlled activity status for Homestay activities which require resource consent in the Business Mixed Use Zone.	Reject
2067.9			Sally Watson	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use	Oppose	Opposes the controlled activity status for Homestay activities which require resource consent in the Business Mixed Use Zone.	Reject
2068.9			Aimi Smith-Taylor	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use	Oppose	Opposes the controlled activity status for Homestay activities which require resource consent in the Business Mixed Use Zone.	Reject
2069.9			Alexander Hopkinson	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use	Oppose	Opposes the controlled activity status for Homestay activities which require resource consent in the Business Mixed Use Zone.	Reject

2070.9			Cam Pyke	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use	Oppose	Opposes the controlled activity status for Homestay activities which require resource consent in the Business Mixed Use Zone.	Reject
2071.9			Catherine McLennan	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use	Oppose	Opposes the controlled activity status for Homestay activities which require resource consent in the Business Mixed Use Zone.	Reject
2072.9			Jan and Tim Warwick	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use	Oppose	Opposes the controlled activity status for Homestay activities which require resource consent in the Business Mixed Use Zone.	Reject
2073.9			Lindsay Lake	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use	Oppose	Opposes the controlled activity status for Homestay activities which require resource consent in the Business Mixed Use Zone.	Reject
2074.9			Lynne Fleming	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use	Oppose	Opposes the controlled activity status for Homestay activities which require resource consent in the Business Mixed Use Zone.	Reject
2075.9			Rachel Kane-Smith	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use	Oppose	Opposes the controlled activity status for Homestay activities which require resource consent in the Business Mixed Use Zone.	Reject
2080.9			Patricia Thomson	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use	Oppose	Opposes the controlled activity status for Homestay activities which require resource consent in the Business Mixed Use Zone.	Reject
2081.9			Jessica Carr	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use	Oppose	Opposes the controlled activity status for Homestay activities which require resource consent in the Business Mixed Use Zone.	Reject
2082.9			Gemma Ansty	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use	Oppose	Opposes the controlled activity status for Homestay activities which require resource consent in the Business Mixed Use Zone.	Reject



2092.9			Louise Hall	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use	Oppose	Opposes the controlled activity status for Homestay activities which require resource consent in the Business Mixed Use Zone.	Reject
2093.9			Trineka Newton	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use	Oppose	Opposes the controlled activity status for Homestay activities which require resource consent in the Business Mixed Use Zone.	Reject
2102.9			Adelle Alexander	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use	Oppose	Opposes the controlled activity status for Homestay activities which require resource consent in the Business Mixed Use Zone.	Reject
2111.9			James Anderson	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use	Oppose	Opposes the controlled activity status for Homestay activities which require resource consent in the Business Mixed Use Zone.	Reject
2112.9			Juan Llona	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use	Oppose	Opposes the controlled activity status for Homestay activities which require resource consent in the Business Mixed Use Zone.	Reject
2012.11			Rachel Bridgewater	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Oppose	Opposes the visitor accommodation activity rules within the Business Mixed Use Zone.	Reject
2302.68			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	That Rule 16.4.16 be retained as notified.	Accept
2302.68	FS2774.68	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.68	FS2776.68	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part

2336.36		Southern Planning Group	Ngai Tahu Property Limited	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Supports Rule 16.4.16 and the permitted activity status for Residential Visitor Accommodation and Homestays.	Accept
2481.11			William Jin	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Oppose	Oppose the activity status of Homestays.	Reject
2620.58		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept
2621.58		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept
2622.58		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept
2623.58		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept
2624.58		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept
2625.58		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept
2626.58		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept

2627.58		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept
2628.58		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept
2629.58		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept
2630.58		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept
2631.58		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept
2632.58		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept
2633.58		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept
2634.58		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept
2635.58		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept

2636.58		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept
2637.58		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept
2638.58		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept
2639.58		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept
2640.58		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept
2641.58		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept
2642.58		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept
2643.58		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept
2644.58		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept

2645.58		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept
2646.58		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept
2647.58		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept
2648.58		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept
2649.58		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept
2650.58		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept
2651.58		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept
2652.58		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept
2653.58		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept

2654.58		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept
2655.58		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.1-16.4 - Rules - Activities	Support	Retain as notified.	Accept
2012.12			Rachel Bridgewater	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Opposes the visitor accommodation rule standards within the Business Mixed Use Zone	Reject
2302.69			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	That the provisions at 16.5.10 and 16.5.11 be amended and combined as follows: Residential Visitor Accommodation and Homestay 1. For unregistered accommodation, the commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total a single let of up to 28 nights per 12 month period. 2. For registered accommodation, the commercial letting of one residential unit or residential flat per site for up to 90 nights per 12 month period provided letting records are kept. 3. Maximum occupancy of 2 guests per bedroom +2 (excluding any accommodation used by a host)	Reject
2302.69	FS2774.69	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.69	FS2776.69	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2336.37		Southern Planning Group	Ngai Tahu Property Limited	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Support	Supports 16.5.10 and 16.5.11 relating to Residential Visitor Accommodation and Homestays and their controlled activity status.	Accept
2336.37	FS2768.15	Airbnb	Airbnb	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	That Residential Visitor Accommodation and Homestays should be permitted in all zones.	Reject
2427.11			Mirian Acunha	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Oppose activity status of Rule 16.5.11 relating to homestay	Reject

2428.12			Nick Cameron	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Oppose Rule 16.5.11 with regards to activity status of Homestays.	Reject
2431.13			Peter Stanton	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Oppose controlled activity status of Rule 16.5.11.	Reject
2438.12			Stuart Clark	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Oppose Rule 16.5.11 with regards to the activity status	Reject
2466.111		John Edmonds + Associates Ltd	Real Journeys Ltd	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	That Rule 16.2.10 is amended to remove reference to coach and bus parking.	Reject
2466.111	FS2753.111	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2466.112		John Edmonds + Associates Ltd	Real Journeys Ltd	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	That Rule 16.5.11 is amended to remove reference to coach and bus parking.	Reject
2466.112	FS2753.112	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2492.105		John Edmonds + Associates Ltd	Cardrona Alpine Resort Limited	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	That Rule 16.2.10 is amended to remove reference to coach and bus parking.	Reject
2492.105	FS2760.305	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Support	That the relief sought is supported.	Reject

2492.106		John Edmonds + Associates Ltd	Cardrona Alpine Resort Limited	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	That Rule 16.5.11 is amended to remove reference to coach and bus parking.	Reject
2492.106	FS2760.306	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Support	That the relief sought is supported.	Reject
2494.109		John Edmonds + Associates Ltd	Te Anau Developments Limited	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	That Rule 16.2.10 is amended to remove reference to coach and bus parking.	Reject
2494.110		John Edmonds + Associates Ltd	Te Anau Developments Limited	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	That Rule 16.5.11 is amended to remove reference to coach and bus parking.	Reject
2565.10			Judy Murphy	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Opposes the controlled activity status of rule 16.5.11.	Reject
2581.111		John Edmonds + Associates Ltd	Go Orange Limited	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	That Rule 16.2.10 is amended to remove reference to coach and bus parking.	Reject
2581.111	FS2753.266	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2581.112		John Edmonds + Associates Ltd	Go Orange Limited	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	That Rule 16.5.11 is amended to remove reference to coach and bus parking.	Reject
2581.112	FS2753.267	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject



2592.46		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	That 16.5.10 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, and add matters of control.	Accept in Part
2592.46	FS2719.46		BSTGT Limited	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.46		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	That 16.5.10 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, and add matters of control.	Accept in Part
2598.46	FS2719.101		BSTGT Limited	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.46		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	That 16.5.10 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, and add matters of control.	Accept in Part
2600.46	FS2719.156		BSTGT Limited	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2620.59		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2621.59		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2622.59		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part

2623.59		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2624.59		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2625.59		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2626.59		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2627.59		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2628.59		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2629.59		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2630.59		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2631.59		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part

2632.59		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2633.59		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2634.59		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2635.59		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2636.59		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2637.59		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2638.59		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2639.59		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2640.59		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part

2641.59		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2642.59		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2643.59		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2644.59		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2645.59		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2646.59		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2647.59		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2648.59		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2649.59		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part

2650.59		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2651.59		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2652.59		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2653.59		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2654.59		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2655.59		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.7-VA - Chapter 16: Business Mixed Use > 6.7.2-16.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2302.72			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural	Oppose	That Chapter 21 - Rural Zone be amended in regard to non-notification to include an additional rule stating that proposals for restricted discretionary resource consent for Residential Visitor Accommodation and Homestays will be processed on a non-notified basis.	Reject
2302.72	FS2738.33	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural	Support	Rural Zone provisions for visitor accommodation be amended in regard to non-notification to include an additional rule stating that proposals for restricted discretionary resource consent for Residential Visitor Accommodation and Homestays will be processed on a non-notified basis.	Accept in Part
2302.72	FS2774.72	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part

2302.72	FS2776.72	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2379.2		Boffa Miskell Ltd	Glencoe Station Ltd	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural	Oppose	Delete Rule 21.4.37	Reject
2379.3		Boffa Miskell Ltd	Glencoe Station Ltd	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural	Oppose	Delete Rule 21.5.53	Reject
2379.4		Boffa Miskell Ltd	Glencoe Station Ltd	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural	Oppose	Delete Rule 21.5.54	Reject
2382.25		Boffa Miskell Ltd	Glendhu Bay Trustees Ltd	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural	Oppose	Delete Rule 21.4.37	Reject
2382.25	FS2768.10	Airbnb	Airbnb	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural	Oppose	That the deletion of the permitted activity status is opposed.	Accept
2382.26		Boffa Miskell Ltd	Glendhu Bay Trustees Ltd	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural	Oppose	Delete Rule 21.5.53.	Reject
2382.27		Boffa Miskell Ltd	Glendhu Bay Trustees Ltd	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural	Oppose	Delete Rule 21.5.54.	Reject
2396.5			Adrienne Kendall	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural	Oppose	Oppose the discretionary activity status for Residential Visitor Accommodation and Homestays in the Rural Zone.	Reject

2396.5	FS2738.25	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural	Support	That the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone be opposed.	Accept in Part
2455.31			Otago Fish and Game Council	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural	Support	That the Visitor Accommodation Variation to Chapter 21 - rural - is retained.	Accept in Part
2481.8			William Jin	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural	Oppose	Oppose the discretionary activity status for Residential VA and Homestays in this Zone. Discriminates against these particular zones without any reasonable explanation.	Reject
2011.9			George Bridgewater	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Oppose	Opposes 21.4 - visitor accommodation activity rules in the Rural Zone.	Accept in Part
2012.9			Rachel Bridgewater	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Oppose	Opposes the visitor accommodation activity rules within the Rural Zone.	Accept in Part
2302.70			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	That Rule 21.4.37 be retained as notified.	Accept
2302.70	FS2774.70	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.70	FS2776.70	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2323.4			Anna and Peter Elms and Smith	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	That Rule 21.4.37 be retained.	Accept

2376.57		Boffa Miskell Ltd	Darby Planning LP	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Oppose	That Rule 21.4.37 be deleted.	Reject
2376.57	FS2768.2	Airbnb	Airbnb	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Oppose	That the deletion of the permitted activity status is opposed.	Accept
2376.57	FS2782.23	Boffa Miskell Ltd	Glencoe Station Limited	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	That the relief sought by the Submitter to delete changes to Chapter 21 in relation to visitor accommodation in the WBRAZ/Rural zones in supported.	Reject
2376.57	FS2783.22	Boffa Miskell Ltd	Lake Hayes Cellar Limited	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	That the relief sought by the submitter to delete changes to Chapter 21 in relation to visitor accommodation in the WBRAZ/Rural zones in supported.	Reject
2376.57	FS2784.22	Boffa Miskell Ltd	Lake Hayes Ltd	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	That the relief sought by the Submitter to delete changes to Chapter 21 in relation to visitor accommodation in the WBRAZ/Rural zones in supported.	Reject
2540.61			Federated Farmers of New Zealand	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	That Rule 21.4.37 is accepted.	Accept
2620.60		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept
2621.60		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept
2622.60		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept



2623.60		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept
2624.60		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept
2625.60		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept
2626.60		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept
2627.60		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept
2628.60		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept
2629.60		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept
2630.60		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept
2631.60		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept

2632.60		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept
2633.60		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept
2634.60		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept
2635.60		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept
2636.60		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept
2637.60		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept
2638.60		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept
2639.60		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept
2640.60		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept

2641.60		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept
2642.60		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept
2643.60		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept
2644.60		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept
2645.60		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept
2646.60		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept
2647.60		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept
2648.60		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept
2649.60		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept

2650.60		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept
2651.60		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept
2652.60		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept
2653.60		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept
2654.60		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept
2655.60		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.1-21.4 - Rules - Activities	Support	Retain as notified.	Accept
2011.10			George Bridgewater	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Opposes 21.5 - visitor accommodation rule standards in the Rural Zone.	Accept in Part
2011.10	FS2738.29	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Support	That Discretionary Status of Rule 21.5 - visitor accommodation rule standards in the Rural Zone – Discretionary Status be opposed.	Reject
2012.10			Rachel Bridgewater	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Opposes the visitor accommodation rule standards within the Rural Zone.	Accept in Part

2012.10	FS2738.30	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Support	That Discretionary Status of Rule 21.5 - visitor accommodation rule standards in the Rural Zone – Discretionary Status be opposed.	Reject
2032.3			Skyview Magic Ltd	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	That no resource consent should be required for visitor accommodation activities up to 90 days per year with no cap on the number of lets and no limit on the number of people provided there are no more than 2 people in a bedroom unless there are bunk beds. A resource consent should be required for visitor accommodation activities operating for more than 90 days per year.	Accept in Part
2032.3	FS2759.22	Mitchell Daysh Limited	Queenstown Airport Corporation	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	That the submission is opposed to the extent that it may result in the removal of provisions relating to activities sensitive to aircraft noise.	Accept in Part
2041.8		IP Solutions Ltd	Release NZ Ltd	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	That the non-complying activity status for exceeding 3 lets and/or a cumulative total of 28 nights per 12 month period be amended to a restricted-discretionary activity status with highly prescriptive matters of discretion and an associated non-notification provision.	Accept in Part
2048.6			Ella Hardman	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	That proposed Rule 21.5.53 be amended to increase the cumulative total let nights per 12 month period to 42 nights (or up to 60 nights could be accommodated) and the limit on the number of lets be removed.	Accept in Part
2057.8			Judith and Martin Bryant	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone.	Reject
2057.8	FS2738.2	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Support	That the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone be opposed.	Reject
2058.8			Michael Harvey	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone.	Reject
2058.8	FS2738.3	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Support	That the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone be opposed.	Reject

2067.8			Sally Watson	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone.	Reject
2067.8	FS2738.4	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Support	That the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone be opposed.	Reject
2068.8			Aimi Smith-Taylor	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone.	Reject
2068.8	FS2738.5	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Support	That the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone be opposed.	Reject
2069.8			Alexander Hopkinson	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone.	Reject
2069.8	FS2738.6	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Support	That the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone be opposed.	Reject
2070.8			Cam Pyke	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone.	Reject
2070.8	FS2738.7	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Support	That the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone be opposed.	Reject
2071.8			Catherine McLennan	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone.	Reject

2071.8	FS2738.8	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Support	That the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone be opposed.	Reject
2072.8			Jan and Tim Warwick	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone.	Reject
2072.8	FS2738.9	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Support	That the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone be opposed.	Reject
2073.8			Lindsay Lake	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone.	Reject
2073.8	FS2738.10	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Support	That the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone be opposed.	Reject
2074.8			Lynne Fleming	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone.	Reject
2074.8	FS2738.11	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Support	That the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone be opposed.	Reject
2075.8			Rachel Kane-Smith	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone.	Reject
2075.8	FS2738.12	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Support	That the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone be opposed.	Reject

2080.8			Patricia Thomson	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone.	Reject
2080.8	FS2738.13	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Support	That the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone be opposed.	Reject
2081.8			Jessica Carr	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone.	Reject
2081.8	FS2738.14	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Support	That the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone be opposed.	Reject
2082.8			Gemma Ansty	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone.	Reject
2082.8	FS2738.15	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Support	That the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone be opposed.	Reject
2087.3			Chris Abel	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Support	Supports restricting short term letting of whole residential dwellings.	Accept
2088.4			Kim Spencer-McDonald	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	That Rule 21.5.53 is rejected and the status quo 90 day limit remain.	Accept in Part
2092.8			Louise Hall	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone.	Reject



2092.8	FS2738.16	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Support	That the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone be opposed.	Reject
2093.8			Trineka Newton	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone.	Reject
2093.8	FS2738.17	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Support	That the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone be opposed.	Reject
2102.8			Adelle Alexander	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone.	Reject
2111.8			James Anderson	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone.	Reject
2111.8	FS2738.18	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Support	That the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone be opposed.	Reject
2112.8			Juan Llona	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone.	Reject
2112.8	FS2738.19	Aston Consultants Resource Management & Planning	Teece Irrevocable Trust No. 3	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Support	That the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Rural Zone be opposed.	Reject
2225.1		Brown & Company Planning Group	Jeremy Bell Investments Limited	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	That rule 21.5.53 be deleted.	Reject

2225.2		Brown & Company Planning Group	Jeremy Bell Investments Limited	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	That rule 21.5.54 be deleted.	Reject
2302.71			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	That the provisions at 21.5 be amended and combined as follows: Residential Visitor Accommodation and Homestay 1. For unregistered accommodation, the commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total a single let of up to 28 nights per 12 month period. 2. For registered accommodation, the commercial letting of one residential unit or residential flat per site for up to 90 nights per 12 month period provided letting records are kept. 3. Maximum occupancy of 2 guests per bedroom +2 (excluding any accommodation used by a host)	Reject
2302.71	FS2774.71	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.71	FS2776.71	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2323.5			Anna and Peter Elms and Smith	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	That Rule 21.5.54 be amended so that only the residential unit must be occupied in order for the use of the residential flat for homestay be permitted.	Reject
2376.61		Boffa Miskell Ltd	Darby Planning LP	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	That Rule 21.5.53 be deleted.	Reject
2376.61	FS2782.25	Boffa Miskell Ltd	Glencoe Station Limited	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Support	That the relief sought by the Submitter to delete changes to Chapter 21 in relation to visitor accommodation in the WBRAZ/Rural zones in supported.	Reject
2376.61	FS2783.25	Boffa Miskell Ltd	Lake Hayes Cellar Limited	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Support	That the relief sought by the submitter to delete changes to Chapter 21 in relation to visitor accommodation in the WBRAZ/Rural zones in supported.	Reject
2376.61	FS2784.25	Boffa Miskell Ltd	Lake Hayes Ltd	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Support	That the relief sought by the Submitter to delete changes to Chapter 21 in relation to visitor accommodation in the WBRAZ/Rural zones in supported.	Reject

2376.65		Boffa Miskell Ltd	Darby Planning LP	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	That Rule 21.5.54 be deleted.	Reject
2376.65	FS2782.29	Boffa Miskell Ltd	Glencoe Station Limited	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Support	That the relief sought by the Submitter to delete changes to Chapter 21 in relation to visitor accommodation in the WBRAZ/Rural zones in supported.	Reject
2376.65	FS2783.29	Boffa Miskell Ltd	Lake Hayes Cellar Limited	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Support	That the relief sought by the submitter to delete changes to Chapter 21 in relation to visitor accommodation in the WBRAZ/Rural zones in supported.	Reject
2376.65	FS2784.28	Boffa Miskell Ltd	Lake Hayes Ltd	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Support	That the relief sought by the Submitter to delete changes to Chapter 21 in relation to visitor accommodation in the WBRAZ/Rural zones in supported.	Reject
2399.8			Aim Luangcharoen	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Opposes discretionary activity status for Residential Visitor Accommodation and Homestays in 21.5.	Reject
2427.8			Mirian Acunha	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Oppose activity status of Residential VA and Homestay.	Reject
2428.9			Nick Cameron	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Oppose Rules 21.5.53 & Rule 21.5.54 relating to the activity status of Residential VA and Homestay.	Reject
2431.8			Peter Stanton	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Opposes discretionary activity status of Rule 21.5.53	Reject
2431.9			Peter Stanton	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Oppose discretionary activity status of Rule 21.5.53	Reject

2438.9			Stuart Clark	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Oppose Rule 21.5.53 with regards to activity status.	Reject
2438.10			Stuart Clark	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Oppose Rule 21.5.54 with regards to activity status	Reject
2540.62			Federated Farmers of New Zealand	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	That Rule 21.5.53 is amended to have up to 5 lets not exceeding a cumulative total of 40 nights.	Accept in Part
2540.63			Federated Farmers of New Zealand	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	That Rule 21.5.54.1 is amended to include an occupied farmhouse or an unoccupied flat adjacent to a farmhouse and removing the prohibition of both on a site.	Reject
2540.64			Federated Farmers of New Zealand	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	That Rule 21.5.54.2 is amended to increase the number of paying guests to 8 per night.	Reject
2592.47		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	That 21.5.53 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part
2592.47	FS2719.47		BSTGT Limited	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2597.3			Sally Currie	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	That Rule 21.5.53 is amended to remove the non-complying activity status for residential visitor accommodation that exceeds 3 lets and/or 28 nights per 12 month period and replace with restricted discretionary activity status; and should proceed on a non-notified basis if the matters of discretion are met.	Reject
2598.47		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	That 21.5.53 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part

2598.47	FS2719.102		BSTGT Limited	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.47		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	That 21.5.53 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part
2600.47	FS2719.157		BSTGT Limited	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2620.61		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2620.62		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2621.61		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2621.62		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2622.61		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2622.62		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject

2623.61		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2623.62		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2624.61		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2624.62		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2625.61		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2625.62		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2626.61		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2626.62		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2627.61		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part

2627.62		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2628.61		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2628.62		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2629.61		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2629.62		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2630.61		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2630.62		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2631.61		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2631.62		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject

2632.61		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2632.62		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2633.61		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2633.62		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2634.61		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2634.62		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2635.61		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2635.62		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2636.61		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part



2636.62		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2637.61		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2637.62		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2638.61		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2638.62		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2639.61		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2639.62		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2640.61		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2640.62		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject

2641.61		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2641.62		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2642.61		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2642.62		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2643.61		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2643.62		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2644.61		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2644.62		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2645.61		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part

2645.62		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2646.61		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2646.62		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2647.61		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2647.62		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2648.61		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2648.62		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2649.61		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2649.62		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject

2650.61		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2650.62		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2651.61		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2651.62		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2652.61		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2652.62		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2653.61		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2653.62		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2654.61		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part

2654.62		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2655.61		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation	Accept in Part
2655.62		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.8-VA - Chapter 21: Rural > 6.8.2-21.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2302.75			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle	Oppose	That a new rule be included in Chapter 22 - Rural Residential and Rural Lifestyle to read: Residential Visitor Accommodation and Homestay Accommodation within the Residential Sub-zones 1. The commercial letting of one residential unit or residential flat per site for a single let for up to 28 nights per 12 month period. 2. Maximum occupancy of 2 guests per bedroom +2 (excluding any accommodation used by a host).	Reject
2302.75	FS2774.75	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.75	FS2776.75	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2302.76			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle	Oppose	That a new non-notification rule be included in Chapter 22 - Rural Residential and Rural Lifestyle stating that proposals for restricted discretionary resource consent for Residential Visitor Accommodation and Homestays will be processed on a non-notified basis.	Reject
2302.76	FS2774.76	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.76	FS2776.76	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part

2322.2	FS2735.10	Southern Planning Group	Matakauri Lodge Limited	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle	Oppose	That the visitor accommodation subzone remain as notified on Planning Map 38 as part of Stage 1 of the PDP.	Accept in Part
2372.58		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle	Oppose	That a non-notification clause is added in as 22.6.3	Reject
2383.4		Boffa Miskell Ltd	Mt Christina Ltd	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle	Oppose	Delete Rule 22.4.18.	Reject
2383.5		Boffa Miskell Ltd	Mt Christina Ltd	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle	Oppose	Delete Rule 22.5.14	Reject
2383.6		Boffa Miskell Ltd	Mt Christina Ltd	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle	Oppose	Delete Rule 22.5.15.	Reject
2455.32			Otago Fish and Game Council	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle	Support	Supports the Visitor Accommodation Variation as it relates to Chapter 22.	Accept
2011.6			George Bridgewater	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.1-22.2 - Objectives and Policies	Oppose	Opposes 22.2 - visitor accommodation objectives and policies in the Rural Residential and Rural Lifestyle Zones.	Reject
2012.6			Rachel Bridgewater	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.1-22.2 - Objectives and Policies	Oppose	Opposes the visitor accommodation objectives and policies within the Rural Residential and Rural Lifestyle Zones.	Reject
2311.6		Tieke Consulting Limited	Streat Developments Limited	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.1-22.2 - Objectives and Policies	Oppose	That objective 22.2.2 is amended to delete reference to visitor activities.	Reject

2311.7		Tieke Consulting Limited	Streat Developments Limited	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.1-22.2 - Objectives and Policies	Oppose	That policies 22.2.2.3 is amended to delete reference to visitor accommodation and that policies 22.2.2.4 and 22.2.2.6 are deleted.	Reject
2311.8		Tieke Consulting Limited	Streat Developments Limited	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.1-22.2 - Objectives and Policies	Other	That a new objective 22.2.3 be added to maintain residential coherence , character and amenity.	Reject
2311.9		Tieke Consulting Limited	Streat Developments Limited	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.1-22.2 - Objectives and Policies	Other	That new policies 22.2.3.1, 22.2.3.2, 22.2.3.3 & 22.2.3.4 are added to manage the effects of visitor accommodation in the Rural Residential and Rural Lifestyle Zones.	Reject
2372.48		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.1-22.2 - Objectives and Policies	Oppose	That Objective 22.2.2 be amended to remove reference to visitor activities.	Reject
2372.49		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.1-22.2 - Objectives and Policies	Oppose	That Policy 22.2.2.3 be amended to remove reference to visitor accommodation activities.	Reject
2372.50		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.1-22.2 - Objectives and Policies	Oppose	That Policy 22.2.2.4 be deleted.	Reject
2372.51		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.1-22.2 - Objectives and Policies	Oppose	That Policy 22.2.2.5 be deleted.	Reject
2372.52		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.1-22.2 - Objectives and Policies	Oppose	That Policy 22.2.2.6 be deleted.	Reject
2372.53		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.1-22.2 - Objectives and Policies	Oppose	That an additional objective seeking to maintain residential coherence, character and amenity, and associated policies be included as 22.2.3 and 22.2.3.1 - 22.2.3.4.	Reject

2011.7			George Bridgewater	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Oppose	Opposes 22.4 - visitor accommodation activity rules in the Rural Residential and Rural Lifestyle Zones.	Accept in Part
2012.7			Rachel Bridgewater	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Oppose	Opposes the visitor accommodation activity rules within the Rural Residential and Rural Lifestyle Zones.	Accept in Part
2302.73			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	That Rule 22.4.18 be retained as notified.	Accept
2302.73	FS2774.73	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.73	FS2776.73	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2307.27		Boffa Miskell Ltd	Crown Investment Trust	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Oppose	That Rule 22.4.18 be deleted	Reject
2307.27	FS2732.36	Todd and Walker Law	Tom Hardley	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Oppose	That the submission be disallowed.	Accept
2307.27	FS2795.115	Brown and Company Planning Group	Boxer Hills Trust	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	That the relief sought in the submission be accepted insofar as it accords with the intent of and is no less enabling than the relief sought in BHT's original submissions 2385 and 2386.	Reject
2307.27	FS2796.114	Brown and Company Planning Group	Trojan Helmet Limited	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	That the relief sought in the submission be accepted in so far as it accords with the intent of and is no less enabling than the relief sought in THL's original submission 2587.	Reject



2311.10		Tieke Consulting Limited	Streat Developments Limited	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Oppose	That Rule 22.4 - Table 1 is amended to revise the matters of control, replace the non-complying activity status with restricted discretionary and add specified matters of discretion.	Reject
2372.54		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Oppose	That Rule 22.4.10 be amended to alter the notified matters of control.	Reject
2372.55		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Oppose	That Rule 22.4.11 be amended to delete the non-complying activity status and replace it with restricted discretionary activity status with associated matters of discretion.	Reject
2372.56		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Oppose	That Rule 22.4.18 be deleted.	Reject
2376.58		Boffa Miskell Ltd	Darby Planning LP	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Oppose	That Rule 22.4.18 be deleted.	Reject
2376.58	FS2768.3	Airbnb	Airbnb	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Oppose	That the deletion of the permitted activity status is opposed.	Accept
2376.58	FS2782.22	Boffa Miskell Ltd	Glencoe Station Limited	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	That the relief sought by the Submitter to delete changes to Chapter 21 in relation to visitor accommodation in the WBRAZ/Rural zones in supported.	Reject
2376.58	FS2783.23	Boffa Miskell Ltd	Lake Hayes Cellar Limited	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	That the relief sought by the submitter to delete changes to Chapter 21 in relation to visitor accommodation in the WBRAZ/Rural zones in supported.	Reject
2376.58	FS2784.23	Boffa Miskell Ltd	Lake Hayes Ltd	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	That the relief sought by the Submitter to delete changes to Chapter 21 in relation to visitor accommodation in the WBRAZ/Rural zones in supported.	Reject

2620.63		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject
2621.63		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject
2622.63		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject
2623.63		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject
2624.63		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject
2625.63		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject
2626.63		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject
2627.63		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject
2628.63		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject

2629.63		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject
2630.63		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject
2631.63		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject
2632.63		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject
2633.63		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject
2634.63		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject
2635.63		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject
2636.63		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject
2637.63		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject

2638.63		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject
2639.63		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject
2640.63		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject
2641.63		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject
2642.63		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject
2643.63		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject
2644.63		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject
2645.63		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject
2646.63		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject

2647.63		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject
2648.63		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject
2649.63		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject
2650.63		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject
2651.63		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject
2652.63		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject
2653.63		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject
2654.63		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject
2655.63		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.2-22.4 - Rules - Activities	Support	Retain as notified.	Reject

2011.8			George Bridgewater	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Opposes 22.5 - visitor accommodation rule standards in the Rural Residential and Rural Lifestyle Zones.	Accept in Part
2012.8			Rachel Bridgewater	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Opposes the visitor accommodation rule standards within the Rural Residential and Rural Lifestyle Zones.	Accept in Part
2032.1			Skyview Magic Ltd	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	That no resource consent should be required for visitor accommodation activities up to 90 days per year with no cap on the number of lets and no limit on the number of people provided there are no more than 2 people in a bedroom unless there are bunk beds. A resource consent should be required for visitor accommodation activities operating for more than 90 days per year.	Accept in Part
2041.9		IP Solutions Ltd	Release NZ Ltd	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	That the non-complying activity status for exceeding 3 lets and/or a cumulative total of 28 nights per 12 month period be amended to a restricted-discretionary activity status with highly prescriptive matters of discretion that provide for applications to be processed non-notified.	Accept in Part
2048.7			Ella Hardman	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	That proposed Rule 22.5.14.1 be amended to increase the cumulative total let nights per 12 month period to 42 nights (or up to 60 nights could be accommodated) and the limit on the number of lets be removed.	Accept in Part
2083.1			Kim Netzler	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	That the 28 and 90 day maximum let, and maximum 3 let provisions be removed.	Accept in Part
2087.2			Chris Abel	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Support	Supports restricting short term letting of whole residential dwellings.	Accept
2302.74			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	That the provisions at 22.5 be amended and combined to read: Residential Visitor Accommodation and Homestay outside of the Residential Sub-zones 1. For unregistered accommodation, the commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total a single let of up to 28 nights per 12 month period. 2. For registered accommodation, the commercial letting of one residential unit or residential flat per site for up to 90 nights per 12 month period provided letting records are kept. 3. Maximum occupancy of 2 guests per bedroom +2 (excluding any accommodation used by a host)	Reject
2302.74	FS2774.74	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part

2302.74	FS2776.74	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2307.28		Boffa Miskell Ltd	Crown Investment Trust	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	That Rule 22.5.14 be deleted	Reject
2307.28	FS2732.37	Todd and Walker Law	Tom Hardley	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	That the submission be disallowed.	Accept
2307.28	FS2795.116	Brown and Company Planning Group	Boxer Hills Trust	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Support	That the relief sought in the submission be accepted insofar as it accords with the intent of and is no less enabling than the relief sought in BHT's original submissions 2385 and 2386.	Accept in Part
2307.28	FS2796.115	Brown and Company Planning Group	Trojan Helmet Limited	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Support	That the relief sought in the submission be accepted in so far as it accords with the intent of and is no less enabling than the relief sought in THL's original submission 2587.	Accept in Part
2307.29		Boffa Miskell Ltd	Crown Investment Trust	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	That rule 22.5.15 be deleted	Reject
2307.29	FS2732.38	Todd and Walker Law	Tom Hardley	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	That the submission be disallowed.	Accept
2307.29	FS2795.117	Brown and Company Planning Group	Boxer Hills Trust	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Support	That the relief sought in the submission be accepted insofar as it accords with the intent of and is no less enabling than the relief sought in BHT's original submissions 2385 and 2386.	Reject
2307.29	FS2796.116	Brown and Company Planning Group	Trojan Helmet Limited	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Support	That the relief sought in the submission be accepted in so far as it accords with the intent of and is no less enabling than the relief sought in THL's original submission 2587.	Reject

2311.11		Tieke Consulting Limited	Streat Developments Limited	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	That Rule 22.5.14 and Rule 22.5.15 be deleted.	Reject
2368.4			Karen Page	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	That Rule 22.5.14.1 be rejected or amended to be 90 days as a permitted activity.	Accept in Part
2372.57		Tieke Consulting Limited	Fisken & Associates	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	That the provisions at 22.5 be deleted.	Reject
2376.62		Boffa Miskell Ltd	Darby Planning LP	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	That Rule 22.5.14 be deleted.	Reject
2376.62	FS2782.26	Boffa Miskell Ltd	Glencoe Station Limited	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Support	That the relief sought by the Submitter to delete changes to Chapter 21 in relation to visitor accommodation in the WBRAZ/Rural zones in supported.	Reject
2376.62	FS2783.26	Boffa Miskell Ltd	Lake Hayes Cellar Limited	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Support	That the relief sought by the submitter to delete changes to Chapter 21 in relation to visitor accommodation in the WBRAZ/Rural zones in supported.	Reject
2376.62	FS2784.26	Boffa Miskell Ltd	Lake Hayes Ltd	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Support	That the relief sought by the Submitter to delete changes to Chapter 21 in relation to visitor accommodation in the WBRAZ/Rural zones in supported.	Reject
2376.66		Boffa Miskell Ltd	Darby Planning LP	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	That Rule 22.5.15 be deleted.	Reject
2376.66	FS2782.30	Boffa Miskell Ltd	Glencoe Station Limited	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Support	That the relief sought by the Submitter to delete changes to Chapter 21 in relation to visitor accommodation in the WBRAZ/Rural zones in supported.	Reject



2376.66	FS2783.30	Boffa Miskell Ltd	Lake Hayes Cellar Limited	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Support	That the relief sought by the submitter to delete changes to Chapter 21 in relation to visitor accommodation in the WBRAZ/Rural zones in supported.	Reject
2376.66	FS2784.29	Boffa Miskell Ltd	Lake Hayes Ltd	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Support	That the relief sought by the Submitter to delete changes to Chapter 21 in relation to visitor accommodation in the WBRAZ/Rural zones in supported.	Reject
2538.126			NZ Transport Agency	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Support	That Rule 22.5.14 is accepted.	Accept in Part
2538.126	FS2760.127	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Support	That the submission is supported generally.	Accept in Part
2592.48		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	That 22.5.14 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part
2592.48	FS2719.48		BSTGT Limited	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.48		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	That 22.5.14 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part
2598.48	FS2719.103		BSTGT Limited	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.48		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	That 22.5.14 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part

2600.48	FS2719.158		BSTGT Limited	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2620.64		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2620.65		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2620.66		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2621.64		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2621.65		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2621.66		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2622.64		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2622.65		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject

2622.66		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2623.64		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2623.65		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2623.66		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2624.64		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2624.65		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2624.66		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2625.64		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2625.65		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject

2625.66		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2626.64		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2626.65		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2626.66		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2627.64		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2627.65		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2627.66		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2628.64		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2628.65		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject

2628.66		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2629.64		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2629.65		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2629.66		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2630.64		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2630.65		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2630.66		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2631.64		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2631.65		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject

2631.66		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2632.64		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2632.65		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2632.66		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2633.64		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2633.65		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2633.66		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2634.64		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2634.65		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject

2634.66		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2635.64		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2635.65		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2635.66		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2636.64		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2636.65		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2636.66		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2637.64		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2637.65		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject

2637.66		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2638.64		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2638.65		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2638.66		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2639.64		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2639.65		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2639.66		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2640.64		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2640.65		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject



2640.66		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2641.64		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2641.65		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2641.66		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2642.64		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2642.65		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2642.66		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2643.64		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2643.65		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject

2643.66		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2644.64		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2644.65		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2644.66		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2645.64		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2645.65		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2645.66		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2646.64		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2646.65		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject

2646.66		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2647.64		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2647.65		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2647.66		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2648.64		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2648.65		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2648.66		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2649.64		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2649.65		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject

2649.66		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2650.64		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2650.65		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2650.66		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2651.64		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2651.65		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2651.66		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2652.64		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2652.65		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject

2652.66		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2653.64		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2653.65		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2653.66		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2654.64		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2654.65		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject
2654.66		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2655.64		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2655.65		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Add a new rule that provides for limited visitor accommodation and homestay within the requested 'residential subzones' areas and that non-compliance shall be a non-complying activity.	Reject

2655.66		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.9-VA - Chapter 22: Rural Residential & Rural Lifestyle > 6.9.3-22.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2302.79			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone	Oppose	That an additional non-notification provision be included in Chapter 23 - Gibbston Character Zone stating that proposals for restricted discretionary resource consent for Residential Visitor Accommodation and Homestays will be processed on a non-notified basis.	Reject
2302.79	FS2774.79	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.79	FS2776.79	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2455.33			Otago Fish and Game Council	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone	Support	Supports the Visitor Accommodation Variation as it relates to to Chapter 23.	Accept in Part
2481.9			William Jin	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone	Oppose	Oppose the Discretionary Activity status for Residential VA and Homestays in this Zone. Discriminates against these particular zones without reasonable explanation.	Reject
2302.77			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	That Rule 23.4.21 be retained as notified.	Accept
2302.77	FS2774.77	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.77	FS2776.77	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part

2620.67		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part
2621.67		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part
2622.67		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part
2623.67		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part
2624.67		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part
2625.67		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part
2626.67		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part
2627.67		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part
2628.67		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part

2629.67		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part
2630.67		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part
2631.67		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part
2632.67		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part
2633.67		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part
2634.67		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part
2635.67		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part
2636.67		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part
2637.67		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part



2638.67		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part
2639.67		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part
2640.67		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part
2641.67		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part
2642.67		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part
2643.67		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part
2644.67		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part
2645.67		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part
2646.67		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part

2647.67		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part
2648.67		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part
2649.67		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part
2650.67		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part
2651.67		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part
2652.67		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part
2653.67		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part
2654.67		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part
2655.67		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.1-23.4 - Rules - Activities	Oppose	Retain as notified.	Accept in Part

2057.13			Judith and Martin Bryant	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Gibbston Character Zone.	Reject
2058.13			Michael Harvey	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the Gibbston Character Zone.	Reject
2067.13			Sally Watson	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the and Gibbston Character Zone.	Reject
2068.13			Aimi Smith-Taylor	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the and Gibbston Character Zone.	Reject
2069.13			Alexander Hopkinson	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the and Gibbston Character Zone.	Reject
2070.13			Cam Pyke	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the and Gibbston Character Zone.	Reject
2071.13			Catherine McLennan	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the and Gibbston Character Zone.	Reject
2072.13			Jan and Tim Warwick	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the and Gibbston Character Zone.	Reject
2073.13			Lindsay Lake	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the and Gibbston Character Zone.	Reject

2074.13			Lynne Fleming	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the and Gibbston Character Zone.	Reject
2075.13			Rachel Kane-Smith	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the and Gibbston Character Zone.	Reject
2080.13			Patricia Thomson	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the and Gibbston Character Zone.	Reject
2081.13			Jessica Carr	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the and Gibbston Character Zone.	Reject
2082.13			Gemma Ansty	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the and Gibbston Character Zone.	Reject
2092.13			Louise Hall	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the and Gibbston Character Zone.	Reject
2093.13			Trineka Newton	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the and Gibbston Character Zone.	Reject
2102.13			Adelle Alexander	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the and Gibbston Character Zone.	Reject
2111.13			James Anderson	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the and Gibbston Character Zone.	Reject

2112.13			Juan Llona	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Opposes the discretionary activity status for Residential Visitor Accommodation and Homestay activities that require resource consent in the and Gibbston Character Zone.	Reject
2223.2		Brown & Company Planning Group	MOUNT ROSA WINES LIMITED	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Opposes those rule standards relating to residential visitor accommodation and homestay activities within the Gibbston Character Zone.	Accept in Part
2223.5		Brown & Company Planning Group	MOUNT ROSA WINES LIMITED	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	That the residential visitor accommodation and homestay rule standards should be deleted from the Gibbston Character Zone.	Reject
2227.2		Brown & Company Planning Group	GIBBSTON HIGHWAY LIMITED	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Opposes provisions relating to residential visitor accommodation and homestays in the Gibbston Character Zone.	Accept in Part
2227.6		Brown & Company Planning Group	GIBBSTON HIGHWAY LIMITED	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	That the rule standards for residential visitor accommodation and homestays in the Gibbston Character Zone be deleted.	Reject
2302.78			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	That the provisions at 23.5 be amended and combined to read: Residential Visitor Accommodation and Homestay 1. For unregistered accommodation, the commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total a single let of up to 28 nights per 12 month period. 2. For registered accommodation, the commercial letting of one residential unit or residential flat per site for up to 90 nights per 12 month period provided letting records are kept. 3. Maximum occupancy of 2 guests per bedroom +2 (excluding any accommodation used by a host)	Reject
2302.78	FS2774.78	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.78	FS2776.78	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2399.9			Aim Luangcharoen	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Opposes activity status for Homestays in Rule16.5.11.	Reject

2399.13			Aim Luangcharoen	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Opposes activity status of homestays in Rule 23.5.	Reject
2427.9			Mirian Acunha	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Oppose activity status of Residential VA and Homestay.	Reject
2428.10			Nick Cameron	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Oppose Rules 23.5.12 & 23.5.13 with regards to activity status of Residential VA and Homestay.	Accept in Part
2431.10			Peter Stanton	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Oppose discretionary activity status of Rule 23.5.12	Reject
2431.11			Peter Stanton	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Oppose discretionary activity status of Rule 23.5.13	Reject
2438.7			Stuart Clark	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Oppose Rule 23.5.12 with regards to activity status.	Reject
2438.8			Stuart Clark	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Oppose Rule 23.5.13 with regards to the activity status.	Reject
2592.49		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	That 23.5.12 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part
2592.49	FS2719.49		BSTGT Limited	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part

2598.49		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	That 23.5.12 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part
2598.49	FS2719.104		BSTGT Limited	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.49		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	That 23.5.12 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part
2600.49	FS2719.159		BSTGT Limited	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2620.68		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2620.69		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2621.68		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2621.69		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2622.68		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part

2622.69		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2623.68		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2623.69		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2624.68		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2624.69		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2625.68		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2625.69		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2626.68		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2626.69		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject



2627.68		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2627.69		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2628.68		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2628.69		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2629.68		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2629.69		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2630.68		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2630.69		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2631.68		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part

2631.69		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2632.68		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2632.69		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2633.68		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2633.69		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2634.68		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2634.69		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2635.68		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2635.69		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject

2636.68		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2636.69		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2637.68		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2637.69		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2638.68		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2638.69		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2639.68		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2639.69		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2640.68		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part

2640.69		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2641.68		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2641.69		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2642.68		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2642.69		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2643.68		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2643.69		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2644.68		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2644.69		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject

2645.68		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2645.69		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2646.68		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2646.69		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2647.68		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2647.69		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2648.68		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2648.69		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2649.68		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part

2649.69		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2650.68		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2650.69		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2651.68		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2651.69		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2652.68		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2652.69		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2653.68		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2653.69		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject

2654.68		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2654.69		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2655.68		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2655.69		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.10-VA - Chapter 23: Gibbston Character Zone > 6.10.2-23.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2302.82			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point	Oppose	That an additional non-notification provision be included in Chapter 41 - Jacks Point stating that proposals for restricted discretionary resource consent for Residential Visitor Accommodation and Homestays will be processed on a non-notified basis.	Reject
2302.82	FS2774.82	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.82	FS2776.82	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2381.31		Boffa Miskell Ltd	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point	Oppose	Reinstate the definition of Visitor Accommodation as to include any residential unit or residential flat.	Reject
2381.32		Boffa Miskell Ltd	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point	Oppose	Amend Rule 41.4.18.1 to exclude the Village (V), Lodge (L) and Homesite (HS) activity areas.	Reject

2381.33		Boffa Miskell Ltd	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point	Oppose	Amend Rule 41.5.20 to exempt Residential Visitor Accommodation within the Village (V), Home Site (HS), Lodge (L) activity areas from these standards.	Reject
2381.34		Boffa Miskell Ltd	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point	Oppose	Amend Rule 41.5.21 to exempt Residential Visitor Accommodation within the Village (V), Home Site (HS), Lodge (L) activity areas from these standards.	Reject
2455.34			Otago Fish and Game Council	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point	Support	Supports the Visitor Accommodation Variation as it relates to Chapter 41.	Accept in Part
2017.5			Kain Froud	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Opposes the visitor accommodation activity rules within the Jacks Point Special Zone.	Accept in Part
2165.2			Joanna Taverner	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	That the proposed rules are adopted.	Accept in Part
2302.80			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	That Rule 41.4.18 be retained as notified.	Accept
2302.80	FS2774.80	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.80	FS2776.80	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2352.1			Tim Baty	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	That Jacks Point visitor accommodation rules be rejected.	Accept in Part



2376.56		Boffa Miskell Ltd	Darby Planning LP	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	That Rule 41.4.18.1 be amended to exclude the Village, Lodge and Homesite Activity Areas.	Reject
2376.56	FS2782.21	Boffa Miskell Ltd	Glencoe Station Limited	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	That the relief sought by the Submitter to delete changes to Chapter 21 in relation to visitor accommodation in the WBRAZ/Rural zones in supported.	Reject
2376.56	FS2783.21	Boffa Miskell Ltd	Lake Hayes Cellar Limited	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	That the relief sought by the submitter to delete changes to Chapter 21 in relation to visitor accommodation in the WBRAZ/Rural zones in supported.	Reject
2376.56	FS2784.21	Boffa Miskell Ltd	Lake Hayes Ltd	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	That the relief sought by the Submitter to delete changes to Chapter 21 in relation to visitor accommodation in the WBRAZ/Rural zones in supported.	Reject
2376.60		Boffa Miskell Ltd	Darby Planning LP	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	That Rule 41.4.18 be deleted.	Reject
2376.60	FS2768.4	Airbnb	Airbnb	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	That the deletion of the the permitted activity status is opposed.	Accept
2376.60	FS2782.24	Boffa Miskell Ltd	Glencoe Station Limited	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	That the relief sought by the Submitter to delete changes to Chapter 21 in relation to visitor accommodation in the WBRAZ/Rural zones in supported.	Reject
2376.60	FS2783.24	Boffa Miskell Ltd	Lake Hayes Cellar Limited	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	That the relief sought by the submitter to delete changes to Chapter 21 in relation to visitor accommodation in the WBRAZ/Rural zones in supported.	Reject
2376.60	FS2784.24	Boffa Miskell Ltd	Lake Hayes Ltd	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	That the relief sought by the Submitter to delete changes to Chapter 21 in relation to visitor accommodation in the WBRAZ/Rural zones in supported.	Reject

2620.70		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept
2620.71		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2621.70		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept
2621.71		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2622.70		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept
2622.71		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2623.70		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept
2623.71		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2624.70		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept

2624.71		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2625.70		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept
2625.71		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2626.70		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept
2626.71		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2627.70		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept
2627.71		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2628.70		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept
2628.71		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part

2629.70		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept
2629.71		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2630.70		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept
2630.71		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2631.70		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept
2631.71		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2632.70		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept
2632.71		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2633.70		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept

2633.71		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2634.70		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept
2634.71		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2635.70		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept
2635.71		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2636.70		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept
2636.71		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2637.70		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept
2637.71		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part

2638.70		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept
2638.71		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2639.70		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept
2639.71		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2640.70		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept
2640.71		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2641.70		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept
2641.71		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2642.70		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept

2642.71		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2643.70		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept
2643.71		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2644.70		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept
2644.71		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2645.70		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept
2645.71		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2646.70		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept
2646.71		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part

2647.70		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept
2647.71		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2648.70		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept
2648.71		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2649.70		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept
2649.71		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2650.70		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept
2650.71		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2651.70		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept



2651.71		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2652.70		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept
2652.71		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2653.70		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept
2653.71		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2654.70		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept
2654.71		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2655.70		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Support	Retain as notified.	Accept
2655.71		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.1-41.4 - Rules - Activities	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part

2017.6			Kain Froud	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Opposes the visitor accommodation rule standards in the Jacks Point Special Zone.	Accept in Part
2302.81			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	That the Rules at 41.5.20 and 41.5.21 be amended and combined to read: Residential Visitor Accommodation and Homestay 1. For unregistered accommodation, the commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total a single let of up to 28 nights per 12 month period. 1. For registered accommodation, the commercial letting of one residential unit or residential flat per site for up to 90 nights per 12 month period provided letting records are kept. 2. Maximum occupancy of 2 guests per bedroom +2 (excluding any accommodation used by a host)	Reject
2302.81	FS2774.81	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.81	FS2776.81	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2368.3			Karen Page	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	That Rule 41.5.20 be rejected or amended to 90 days per 12 months.	Accept in Part
2376.64		Boffa Miskell Ltd	Darby Planning LP	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	That Rule 41.5.20 be deleted.	Reject
2376.64	FS2782.28	Boffa Miskell Ltd	Glencoe Station Limited	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Support	That the relief sought by the Submitter to delete changes to Chapter 21 in relation to visitor accommodation in the WBRAZ/Rural zones in supported.	Reject
2376.64	FS2783.28	Boffa Miskell Ltd	Lake Hayes Cellar Limited	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Support	That the relief sought by the submitter to delete changes to Chapter 21 in relation to visitor accommodation in the WBRAZ/Rural zones in supported.	Reject
2376.64	FS2784.27	Boffa Miskell Ltd	Lake Hayes Ltd	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Support	That the relief sought by the Submitter to delete changes to Chapter 21 in relation to visitor accommodation in the WBRAZ/Rural zones in supported.	Reject

2376.68		Boffa Miskell Ltd	Darby Planning LP	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	That Rule 41.5.21 be deleted.	Reject
2376.68	FS2782.31	Boffa Miskell Ltd	Glencoe Station Limited	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Support	That the relief sought by the Submitter to delete changes to Chapter 21 in relation to visitor accommodation in the WBRAZ/Rural zones is supported.	Reject
2376.68	FS2783.31	Boffa Miskell Ltd	Lake Hayes Cellar Limited	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Support	That the relief sought by the submitter to delete changes to Chapter 21 in relation to visitor accommodation in the WBRAZ/Rural zones is supported.	Reject
2376.68	FS2784.30	Boffa Miskell Ltd	Lake Hayes Ltd	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Support	That the relief sought by the Submitter to delete changes to Chapter 21 in relation to visitor accommodation in the WBRAZ/Rural zones is supported.	Reject
2466.113		John Edmonds + Associates Ltd	Real Journeys Ltd	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	That Rule 41.5.20 is amended to remove reference to coach and bus parking.	Reject
2466.113	FS2753.113	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2466.114		John Edmonds + Associates Ltd	Real Journeys Ltd	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	That Rule 41.5.21 is amended to remove reference to coach and bus parking.	Reject
2466.114	FS2753.114	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2492.107		John Edmonds + Associates Ltd	Cardrona Alpine Resort Limited	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	That Rule 41.5.20 is amended to remove reference to coach and bus parking.	Reject

2492.107	FS2760.307	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Support	That the relief sought is supported.	Reject
2492.108		John Edmonds + Associates Ltd	Cardrona Alpine Resort Limited	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	That Rule 41.5.21 is amended to remove reference to coach and bus parking.	Reject
2492.108	FS2760.308	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Support	That the relief sought is supported.	Reject
2494.111		John Edmonds + Associates Ltd	Te Anau Developments Limited	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	That Rule 41.5.20 is amended to remove reference to coach and bus parking.	Reject
2494.112		John Edmonds + Associates Ltd	Te Anau Developments Limited	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	That Rule 41.5.21 is amended to remove reference to coach and bus parking.	Reject
2538.127			NZ Transport Agency	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Support	That Rule 41.5.20 is accepted.	Accept in Part
2538.127	FS2760.128	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Support	That the submission is supported generally.	Reject
2581.113		John Edmonds + Associates Ltd	Go Orange Limited	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	That Rule 41.5.20 is amended to remove reference to coach and bus parking.	Reject
2581.113	FS2753.268	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject

2581.114		John Edmonds + Associates Ltd	Go Orange Limited	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	That Rule 41.5.21 is amended to remove reference to coach and bus parking.	Reject
2581.114	FS2753.269	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2592.50		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	That 41.5.20 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part
2592.50	FS2719.50		BSTGT Limited	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.50		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	That 41.5.20 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part
2598.50	FS2719.105		BSTGT Limited	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.50		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	That 41.5.20 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part
2600.50	FS2719.160		BSTGT Limited	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2620.72		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject

2621.72		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2622.72		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2623.72		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2624.72		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2625.72		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2626.72		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2627.72		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2628.72		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2629.72		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject

2630.72		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2631.72		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2632.72		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2633.72		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2634.72		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2635.72		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2636.72		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2637.72		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2638.72		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject

2639.72		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2640.72		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2641.72		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2642.72		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2643.72		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2644.72		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2645.72		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2646.72		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2647.72		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject



2648.72		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2649.72		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2650.72		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2651.72		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2652.72		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2653.72		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2654.72		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2655.72		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.11-VA - Chapter 41: Jacks Point > 6.11.2-41.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2302.85			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park	Oppose	That an additional non-notification provision be included in Chapter 42 - Waterfall Park stating that proposals for restricted discretionary resource consent for Residential Visitor Accommodation and Homestays will be processed on a non-notified basis.	Reject

2302.85	FS2774.85	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.85	FS2776.85	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2302.83			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	That Rule 42.4.13 be retained as notified.	Accept
2302.83	FS2774.83	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.83	FS2776.83	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2592.51		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Oppose	That 42.4.13 be amended to delete the phrase 'In the Residences Area (R) of the Structure Plan'.	Reject
2592.51	FS2719.51		BSTGT Limited	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.51		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Oppose	That 42.4.13 be amended to delete the phrase 'In the Residences Area (R) of the Structure Plan'.	Reject
2598.51	FS2719.106		BSTGT Limited	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part

2600.51		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Oppose	That 42.4.13 be amended to delete the phrase 'In the Residences Area (R) of the Structure Plan'.	Reject
2600.51	FS2719.161		BSTGT Limited	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2620.73		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept
2621.73		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept
2622.73		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept
2623.73		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept
2624.73		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept
2625.73		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept
2626.73		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept

2627.73		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept
2628.73		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept
2629.73		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept
2630.73		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept
2631.73		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept
2632.73		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept
2633.73		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept
2634.73		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept
2635.73		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept

2636.73		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept
2637.73		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept
2638.73		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept
2639.73		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept
2640.73		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept
2641.73		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept
2642.73		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept
2643.73		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept
2644.73		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept

2645.73		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept
2646.73		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept
2647.73		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept
2648.73		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept
2649.73		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept
2650.73		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept
2651.73		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept
2652.73		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept
2653.73		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept

2654.73		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept
2655.73		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.1-42.4 - Rules - Activities	Support	Retain as notified.	Accept
2302.84			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	That the rules at 42.5.9 and 42.5.10 be amended and combined to read: Residential Visitor Accommodation and Homestay 1. For unregistered accommodation, the commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total a single let of up to 28 nights per 12 month period. 2. For registered accommodation, the commercial letting of one residential unit or residential flat per site for up to 90 nights per 12 month period provided letting records are kept. 3. Maximum occupancy of 2 guests per bedroom +2 (excluding any accommodation used by a host)	Reject
2302.84	FS2774.84	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.84	FS2776.84	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2466.115		John Edmonds + Associates Ltd	Real Journeys Ltd	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	That Rule 42.5.9 is amended to remove reference to coach and bus parking.	Reject
2466.115	FS2753.115	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2466.116		John Edmonds + Associates Ltd	Real Journeys Ltd	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	That Rule 42.5.10 is amended to remove reference to coach and bus parking.	Reject
2466.116	FS2753.116	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject

2492.109		John Edmonds + Associates Ltd	Cardrona Alpine Resort Limited	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	That Rule 42.5.9 is amended to remove reference to coach and bus parking.	Reject
2492.109	FS2760.309	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Support	That the relief sought is supported.	Reject
2492.110		John Edmonds + Associates Ltd	Cardrona Alpine Resort Limited	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	That Rule 42.5.10 is amended to remove reference to coach and bus parking.	Reject
2492.110	FS2760.310	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Support	That the relief sought is supported.	Reject
2494.113		John Edmonds + Associates Ltd	Te Anau Developments Limited	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	That Rule 42.5.9 is amended to remove reference to coach and bus parking.	Reject
2494.114		John Edmonds + Associates Ltd	Te Anau Developments Limited	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	That Rule 42.5.10 is amended to remove reference to coach and bus parking.	Reject
2581.115		John Edmonds + Associates Ltd	Go Orange Limited	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	That Rule 42.5.9 is amended to remove reference to coach and bus parking.	Reject
2581.115	FS2753.270	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2581.116		John Edmonds + Associates Ltd	Go Orange Limited	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	That Rule 42.5.10 is amended to remove reference to coach and bus parking.	Reject



2581.116	FS2753.271	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2592.52		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	That 42.5.9 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part
2592.52	FS2719.52		BSTGT Limited	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.52		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	That 42.5.9 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part
2598.52	FS2719.107		BSTGT Limited	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.52		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	That 42.5.9 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part
2600.52	FS2719.162		BSTGT Limited	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2620.74		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2620.75		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject

2621.74		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2621.75		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2622.74		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2622.75		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2623.74		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2623.75		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2624.74		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2624.75		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2625.74		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part

2625.75		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2626.74		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2626.75		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2627.74		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2627.75		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2628.74		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2628.75		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2629.74		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2629.75		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject

2630.74		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2630.75		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2631.74		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2631.75		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2632.74		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2632.75		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2633.74		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2633.75		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2634.74		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part

2634.75		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2635.74		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2635.75		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2636.74		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2636.75		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2637.74		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2637.75		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2638.74		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2638.75		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject

2639.74		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2639.75		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2640.74		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2640.75		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2641.74		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2641.75		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2642.74		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2642.75		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2643.74		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part

2643.75		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2644.74		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2644.75		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2645.74		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2645.75		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2646.74		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2646.75		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2647.74		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2647.75		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject

2648.74		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2648.75		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2649.74		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2649.75		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2650.74		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2650.75		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2651.74		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2651.75		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2652.74		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part



2652.75		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2653.74		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2653.75		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2654.74		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2654.75		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2655.74		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2655.75		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.12-VA - Chapter 42: Waterfall Park > 6.12.2-42.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2295.16		JEA	Millbrook Country Club	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Oppose	That the Visitor Accommodation provisions be rejected	Accept in Part
2295.16	FS2710.45	John Edmonds + Associates Ltd	McGuinness Pa Limited	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	That the submission is supported insofar as it seeks to discourage new development on land near 493 Speargrass Flat Road zoned Rural General under the Operative District Plan.	Accept in Part

2295.16	FS2745.16	Anderson Lloyd	Juie QT Limited	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Oppose	That the part of the submission that references the further submitter's land and requests that it retain a WBRA zoning is opposed.	Accept in Part
2295.16	FS2720.128	Southern Planning Group	Boundary Trust	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Oppose	That the submission be rejected in its entirety.	Reject
2295.16	FS2723.128	Southern Planning Group	Spruce Grove Trust - Malaghans Road	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Oppose	That the submission be rejected in its entirety.	Reject
2295.16	FS2724.128	Southern Planning Group	Spruce Grove Trust - Butel Road	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Oppose	That the submission be rejected in its entirety.	Reject
2302.88			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Oppose	That an additional non-notification provision be included within Chapter 43 - Millbrook stating that proposals for restricted discretionary resource consent for Residential Visitor Accommodation and Homestays will be processed on a non-notified basis.	Reject
2302.88	FS2774.88	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.88	FS2776.88	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2306.3		JEA	Millbrook	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Oppose	Opposes any restrictions on undertaking visitor accommodation activities within dwellings in the MRZ.	Accept in Part
2466.117		John Edmonds + Associates Ltd	Real Journeys Ltd	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Oppose	That Rule 43.5.14 is amended to remove reference to coach and bus parking.	Reject

2466.117	FS2753.117	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2466.118		John Edmonds + Associates Ltd	Real Journeys Ltd	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Oppose	That Rule 43.5.15 is amended to remove reference to coach and bus parking.	Reject
2466.118	FS2753.118	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2492.111		John Edmonds + Associates Ltd	Cardrona Alpine Resort Limited	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Oppose	That Rule 43.5.14 is amended to remove reference to coach and bus parking.	Reject
2492.111	FS2760.311	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	That the relief sought is supported.	Reject
2492.112		John Edmonds + Associates Ltd	Cardrona Alpine Resort Limited	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Oppose	That Rule 43.5.15 is amended to remove reference to coach and bus parking.	Reject
2492.112	FS2760.312	Anderson Lloyd	Real Journeys Limited	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	That the relief sought is supported.	Reject
2494.115		John Edmonds + Associates Ltd	Te Anau Developments Limited	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Oppose	That Rule 43.5.14 is amended to remove reference to coach and bus parking.	Reject
2494.116		John Edmonds + Associates Ltd	Te Anau Developments Limited	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Oppose	That Rule 43.5.15 is amended to remove reference to coach and bus parking.	Reject

2581.117		John Edmonds + Associates Ltd	Go Orange Limited	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Oppose	That Rule 43.5.14 is amended to remove reference to coach and bus parking.	Reject
2581.117	FS2753.272	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2581.118		John Edmonds + Associates Ltd	Go Orange Limited	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Oppose	That Rule 43.5.15 is amended to remove reference to coach and bus parking.	Reject
2581.118	FS2753.273	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2620.76		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept
2621.76		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept
2622.76		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept
2623.76		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept
2624.76		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept

2625.76		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept
2626.76		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept
2627.76		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept
2628.76		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept
2629.76		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept
2630.76		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept
2631.76		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept
2632.76		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept
2633.76		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept

2634.76		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept
2635.76		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept
2636.76		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept
2637.76		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept
2638.76		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept
2639.76		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept
2640.76		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept
2641.76		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept
2642.76		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept

2643.76		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept
2644.76		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept
2645.76		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept
2646.76		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept
2647.76		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept
2648.76		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept
2649.76		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept
2650.76		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept
2651.76		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept

2652.76		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept
2653.76		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept
2654.76		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept
2655.76		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook	Support	Retain as notified.	Accept
2302.86			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.1-43.4 - Rules - Activities	Support	That Rule 43.4.24 is retained as notified.	Accept
2302.86	FS2774.86	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.1-43.4 - Rules - Activities	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.86	FS2776.86	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.1-43.4 - Rules - Activities	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2592.53		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.1-43.4 - Rules - Activities	Oppose	That 43.4.24 be amended to delete the words 'in the Residential Activity Area'.	Reject
2592.53	FS2719.53		BSTGT Limited	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.1-43.4 - Rules - Activities	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part



2598.53		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.1-43.4 - Rules - Activities	Oppose	That 43.4.24 be amended to delete the words 'in the Residential Activity Area'.	Reject
2598.53	FS2719.108		BSTGT Limited	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.1-43.4 - Rules - Activities	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.53		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.1-43.4 - Rules - Activities	Oppose	That 43.4.24 be amended to delete the words 'in the Residential Activity Area'.	Reject
2600.53	FS2719.163		BSTGT Limited	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.1-43.4 - Rules - Activities	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2295.17		JEA	Millbrook Country Club	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Other	That proposed Rule 43.5.14.1 be amended	Accept in Part
2295.17	FS2710.46	John Edmonds + Associates Ltd	McGuinness Pa Limited	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Support	That the submission is supported insofar as it seeks to discourage new development on land near 493 Speargrass Flat Road zoned Rural General under the Operative District Plan.	Accept in Part
2295.17	FS2745.17	Anderson Lloyd	Juie QT Limited	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	That the part of the submission that references the further submitter's land and requests that it retain a WBRA zoning is opposed.	Accept in Part
2295.17	FS2720.129	Southern Planning Group	Boundary Trust	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	That the submission be rejected in its entirety.	Reject
2295.17	FS2723.129	Southern Planning Group	Spruce Grove Trust - Malaghans Road	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	That the submission be rejected in its entirety.	Reject

2295.17	FS2724.129	Southern Planning Group	Spruce Grove Trust - Butel Road	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	That the submission be rejected in its entirety.	Reject
2295.18		JEA	Millbrook Country Club	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Other	That the status of breaching Rule 43.5.14 should be no more than a Restricted Discretionary activity with discretion restricted to: <ul style="list-style-type: none"> <li>• Noise mitigation</li> <li>• Provision and location of carparking</li> <li>• External Lighting</li> </ul>	Accept in Part
2295.18	FS2710.47	John Edmonds + Associates Ltd	McGuinness Pa Limited	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Support	That the submission is supported insofar as it seeks to discourage new development on land near 493 Speargrass Flat Road zoned Rural General under the Operative District Plan.	Accept in Part
2295.18	FS2745.18	Anderson Lloyd	Juie QT Limited	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	That the part of the submission that references the further submitter's land and requests that it retain a WBRA zoning is opposed.	Reject
2295.18	FS2720.130	Southern Planning Group	Boundary Trust	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	That the submission be rejected in its entirety.	Reject
2295.18	FS2723.130	Southern Planning Group	Spruce Grove Trust - Malaghans Road	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	That the submission be rejected in its entirety.	Reject
2295.18	FS2724.130	Southern Planning Group	Spruce Grove Trust - Butel Road	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	That the submission be rejected in its entirety.	Reject
2302.87			Bookabach Ltd	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	That the rules at 43.5.14 and 43.5.15 be amended and combined to read: Residential Visitor Accommodation and Homestay 1. For unregistered accommodation , the commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total a single let of up to 28 nights per 12 month period. 2. For registered accommodation, the commercial letting of one residential unit or residential flat per site for up to 90 nights per 12 month period provided letting records are kept. 3. Maximum occupancy of 2 guests per bedroom +2 (excluding any accommodation used by a host)	Reject
2302.87	FS2774.87	Universal Developments Limited	Universal Developments Limited	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part

2302.87	FS2776.87	Southern Ventures	Kirimoko No. 2 Limited Partnership	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2306.1		JEA	Millbrook	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	That rule 43.5.1.14.1 be amended to read "The commercial letting of one residential unit or residential flat per site not exceeding a cumulative total of 179 nights per 12 month period".	Accept in Part
2306.2		JEA	Millbrook	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	That the status of breaching proposed Rule 43.5.14 be a Restricted Discretionary activity at most with discretion restricted to: noise mitigation; provision and location of carparking; external lighting; centralised management of the holiday unit by Millbrook Country Club Ltd.	Accept in Part
2592.54		John Edmonds + Associates Ltd	MajorDomo Limited	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	That 43.5.14 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part
2592.54	FS2719.54		BSTGT Limited	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2598.54		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	That 43.5.14 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part
2598.54	FS2719.109		BSTGT Limited	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part
2600.54		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	That 43.5.14 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part
2600.54	FS2719.164		BSTGT Limited	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Support	That, insofar as it relates to the rural parts of the District, including the proposed WBRAZ, the submission be accepted.	Accept in Part

2620.77		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2620.78		Mitchell Daysh Ltd	Bachcare Ltd	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2621.77		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2621.78		Mitchell Daysh Ltd	Anna Flaus	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2622.77		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2622.78		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2623.77		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2623.78		Mitchell Daysh	Alan Yap	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2624.77		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part

2624.78		Mitchell Daysh Ltd	Andrew Carmody	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2625.77		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2625.78		Mitchell Daysh Ltd	Ann Brown	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2626.77		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2626.78		Mitchell Daysh Ltd	Brian and Louise Hall	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2627.77		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2627.78		Mitchell Daysh Ltd	Byron Ballan	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2628.77		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2628.78		Mitchell Daysh Ltd	Casey Stuart	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject

2629.77		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2629.78		Mitchell Daysh Ltd	Chris and Tony Carrell	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2630.77		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2630.78		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2631.77		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2631.78		Mitchell Daysh Ltd	Dave and Sarah Macleod	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2632.77		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2632.78		Mitchell Daysh Ltd	Deidre Graham	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2633.77		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part

2633.78		Mitchell Daysh Ltd	Dion Cockcroft	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2634.77		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2634.78		Mitchell Daysh Ltd	Dorothy Page	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2635.77		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2635.78		Mitchell Daysh Ltd	Dylan Warwick	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2636.77		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2636.78		Mitchell Daysh Ltd	Gareth Sharples	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2637.77		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2637.78		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject

2638.77		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2638.78		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2639.77		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2639.78		Mitchell Daysh Ltd	Glenys Melhop	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2640.77		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2640.78		Mitchell Daysh Ltd	Jennifer Hill	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2641.77		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2641.78		Mitchell Daysh Ltd	Keith Beagley	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2642.77		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part



2642.78		Mitchell Daysh Ltd	Louise Von Randow	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2643.77		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2643.78		Mitchell Daysh Ltd	Marney Price	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2644.77		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2644.78		Mitchell Daysh Ltd	Michael and Michelle Nicholas	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2645.77		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2645.78		Mitchell Daysh Ltd	Michael Ross	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2646.77		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2646.78		Mitchell Daysh Ltd	Mike Walsh	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject

2647.77		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2647.78		Mitchell Daysh Ltd	Phil Dickens	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2648.77		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2648.78		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2649.77		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2649.78		Mitchell Daysh Ltd	Stephanie Grant	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2650.77		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2650.78		Mitchell Daysh Ltd	Tania Carter	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2651.77		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part

2651.78		Mitchell Daysh Ltd	Tania McKenzie	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2652.77		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2652.78		Mitchell Daysh Ltd	Thomas Symon	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2653.77		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2653.78		Mitchell Daysh Ltd	Toni and Richard Taylor	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2654.77		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2654.78		Mitchell Daysh Ltd	Trish and Tony Weir	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject
2655.77		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2655.78		Mitchell Daysh Ltd	Vicky Young	6-Visitor Accommodation - Variation > 6.13-VA - Chapter 43: Millbrook > 6.13.2-43.5 - Rules - Standards	Oppose	Amend the non-notification rule so that proposals for resource consent for residential visitor accommodation and homestays failing the standards for permitted activity are non-notified.	Reject

2326.2		JCarter Planning Limited	Gerry Oudhoff and James Hennessy	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone	Not Stated	That the Wakatipu Basin Chapter is amended to make provision for, and recognise the importance of, providing camp grounds where appropriately located, in particular in the context of the extension of the Wakatipu Basin Amenity Zone to be extended to the land at 247 Kingston.	Accept in Part
2592.55		John Edmonds + Associates Ltd	MajorDomo Limited	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities	Oppose	That 24.5.15 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part
2598.55		John Edmonds + Associates Ltd	NZSIR Luxury Rental Homes Limited (Sotheby's)	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities	Oppose	That 24.5.15 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part
2600.55		John Edmonds + Associates Ltd	Touch of Spice Limited (Touch of Spice)	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities	Oppose	That 24.5.15 be amended to remove the 3 let maximum, increase the maximum number of let nights to 120, change the non-compliance status to controlled, and add matters of control.	Accept in Part
2302.89			Bookabach Ltd	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	That Rule 24.4.18 be retained as notified.	Accept in Part
2376.59		Boffa Miskell Ltd	Darby Planning LP	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Oppose	That Rule 24.4.18 be deleted.	Accept in Part
2540.28			Federated Farmers of New Zealand	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	That Rule 24.4.18 is accepted.	Accept in Part
2620.79		Mitchell Daysh Ltd	Bachcare Ltd	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part
2621.79		Mitchell Daysh Ltd	Anna Flaus	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part

2622.79		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part
2623.79		Mitchell Daysh	Alan Yap	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part
2624.79		Mitchell Daysh Ltd	Andrew Carmody	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part
2625.79		Mitchell Daysh Ltd	Ann Brown	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part
2626.79		Mitchell Daysh Ltd	Brian and Louise Hall	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part
2627.79		Mitchell Daysh Ltd	Byron Ballan	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part
2628.79		Mitchell Daysh Ltd	Casey Stuart	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part
2629.79		Mitchell Daysh Ltd	Chris and Tony Carrell	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part
2630.79		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part

2631.79		Mitchell Daysh Ltd	Dave and Sarah Macleod	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part
2632.79		Mitchell Daysh Ltd	Deidre Graham	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part
2633.79		Mitchell Daysh Ltd	Dion Cockcroft	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part
2634.79		Mitchell Daysh Ltd	Dorothy Page	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part
2635.79		Mitchell Daysh Ltd	Dylan Warwick	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part
2636.79		Mitchell Daysh Ltd	Gareth Sharples	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part
2637.79		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part
2638.79		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part
2639.79		Mitchell Daysh Ltd	Glenys Melhop	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part

2640.79		Mitchell Daysh Ltd	Jennifer Hill	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part
2641.79		Mitchell Daysh Ltd	Keith Beagley	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part
2642.79		Mitchell Daysh Ltd	Louise Von Randow	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part
2643.79		Mitchell Daysh Ltd	Marney Price	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part
2644.79		Mitchell Daysh Ltd	Michael and Michelle Nicholas	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part
2645.79		Mitchell Daysh Ltd	Michael Ross	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part
2646.79		Mitchell Daysh Ltd	Mike Walsh	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part
2647.79		Mitchell Daysh Ltd	Phil Dickens	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part
2648.79		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part

2649.79		Mitchell Daysh Ltd	Stephanie Grant	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part
2650.79		Mitchell Daysh Ltd	Tania Carter	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part
2651.79		Mitchell Daysh Ltd	Tania McKenzie	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part
2652.79		Mitchell Daysh Ltd	Thomas Symon	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part
2653.79		Mitchell Daysh Ltd	Toni and Richard Taylor	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part
2654.79		Mitchell Daysh Ltd	Trish and Tony Weir	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part
2655.79		Mitchell Daysh Ltd	Vicky Young	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.1-Rules - Activities - Table 24.1	Support	Retain Rule 24.4.18 as notified.	Accept in Part
2620.80		Mitchell Daysh Ltd	Bachcare Ltd	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2621.80		Mitchell Daysh Ltd	Anna Flaus	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part



2622.80		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2623.80		Mitchell Daysh	Alan Yap	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2624.80		Mitchell Daysh Ltd	Andrew Carmody	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2625.80		Mitchell Daysh Ltd	Ann Brown	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2626.80		Mitchell Daysh Ltd	Brian and Louise Hall	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2627.80		Mitchell Daysh Ltd	Byron Ballan	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2628.80		Mitchell Daysh Ltd	Casey Stuart	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2629.80		Mitchell Daysh Ltd	Chris and Tony Carrell	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2630.80		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part

2631.80		Mitchell Daysh Ltd	Dave and Sarah Macleod	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2632.80		Mitchell Daysh Ltd	Deidre Graham	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2633.80		Mitchell Daysh Ltd	Dion Cockcroft	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2634.80		Mitchell Daysh Ltd	Dorothy Page	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2635.80		Mitchell Daysh Ltd	Dylan Warwick	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2636.80		Mitchell Daysh Ltd	Gareth Sharples	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2637.80		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2638.80		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2639.80		Mitchell Daysh Ltd	Glenys Melhop	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part

2640.80		Mitchell Daysh Ltd	Jennifer Hill	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2641.80		Mitchell Daysh Ltd	Keith Beagley	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2642.80		Mitchell Daysh Ltd	Louise Von Randow	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2643.80		Mitchell Daysh Ltd	Marney Price	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2644.80		Mitchell Daysh Ltd	Michael and Michelle Nicholas	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2645.80		Mitchell Daysh Ltd	Michael Ross	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2646.80		Mitchell Daysh Ltd	Mike Walsh	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2647.80		Mitchell Daysh Ltd	Phil Dickens	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2648.80		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part

2649.80		Mitchell Daysh Ltd	Stephanie Grant	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2650.80		Mitchell Daysh Ltd	Tania Carter	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2651.80		Mitchell Daysh Ltd	Tania McKenzie	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2652.80		Mitchell Daysh Ltd	Thomas Symon	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2653.80		Mitchell Daysh Ltd	Toni and Richard Taylor	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2654.80		Mitchell Daysh Ltd	Trish and Tony Weir	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2655.80		Mitchell Daysh Ltd	Vicky Young	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities > 1.4.2-Rules - Activities - Table 24.2	Oppose	Amend Rules 24.5.15 and 24.5.16 relating to visitor accommodation and homestay and combine the rules and to provide a range of standards that better enable visitor accommodation.	Accept in Part
2229.12		Brown & Company Planning Group	R & M DONALDSON	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.5-24.5 - Rules - Standards	Oppose	That 24.5.15 be deleted.	Accept in Part
2291.17		Brown & Company Planning Group	LAKE HAYES INVESTMENTS LIMITED	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.5-24.5 - Rules - Standards	Oppose	Delete Rule 24.5.15 relating to residential visitor accommodation.	Accept in Part

2292.5		Brown & Company Planning Group	M McGuinness	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.5-24.5 - Rules - Standards	Oppose	Delete Rule 24.5.15 relating to visitor accommodation.	Accept in Part
2302.90			Bookabach Ltd	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.5-24.5 - Rules - Standards	Oppose	That Rules 24.5.15 and 24.5.16 be amended and combined to read: Residential Visitor Accommodation and Homestay 1. For unregistered accommodation, the commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total a single let of up to 28 nights per 12 month period. 2. For registered accommodation, the commercial letting of one residential unit or residential flat per site for up to 90 nights per 12 month period provided letting records are kept. 3. Maximum occupancy of 2 guests per bedroom +2 (excluding any accommodation used by a host)	Accept in Part
2308.22		Brown & Company Planning Group	Jon Waterston	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.5-24.5 - Rules - Standards	Oppose	Delete Rule 24.5.15 relating to residential visitor accommodation.	Accept in Part
2313.21		Brown & Company Planning Group	HOGANS GULLY FARM LIMITED	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.5-24.5 - Rules - Standards	Oppose	Delete Rule 24.5.15 relating to residential visitor accommodation.	Accept in Part
2314.24		Brown & Company Planning Group	STONERIDGE ESTATE LIMITED	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.5-24.5 - Rules - Standards	Oppose	Delete Rule 24.5.15 relating to residential visitor accommodation.	Accept in Part
2315.24		Brown & Company Planning Group	R G DAYMAN	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.5-24.5 - Rules - Standards	Oppose	Delete Rule 24.5.15 relating to residential visitor accommodation.	Accept in Part
2316.24		Brown & Company Planning Group	TUI TRUSTEES (2015) LIMITED	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.5-24.5 - Rules - Standards	Oppose	Delete Rule 24.5.15 relating to residential visitor accommodation.	Accept in Part
2317.24		Brown & Company Planning group	MANDEVILLE TRUST / S LECK	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.5-24.5 - Rules - Standards	Oppose	Delete Rule 24.5.15 relating to residential visitor accommodation.	Accept in Part
2318.24		Brown & Company Planning Group	C BATCHELOR	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.5-24.5 - Rules - Standards	Oppose	Delete Rule 24.5.15 relating to residential visitor accommodation.	Accept in Part

2319.24		Brown & Company Planning Group	D D & J C DUNCAN	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.5-24.5 - Rules - Standards	Oppose	Delete Rule 24.5.15 relating to residential visitor accommodation.	Accept in Part
2320.24		Brown & Company Planning Group	G WILLS & T BURDON	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.5-24.5 - Rules - Standards	Oppose	Delete Rule 24.5.15 relating to residential visitor accommodation.	Accept in Part
2321.12			D J ROBERTSON	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.5-24.5 - Rules - Standards	Oppose	Delete Rule 24.5.15 relating to residential visitor accommodation.	Accept in Part
2323.3			Anna and Peter Elms and Smith	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.5-24.5 - Rules - Standards	Oppose	That the rule be should be reworded so that it is clear that as long as the residential unit is occupied, the use of the residential flat for visitor accommodation is permitted.	Accept in Part
2376.63		Boffa Miskell Ltd	Darby Planning LP	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.5-24.5 - Rules - Standards	Oppose	That Rule 24.5.15 be deleted.	Accept in Part
2376.67		Boffa Miskell Ltd	Darby Planning LP	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.5-24.5 - Rules - Standards	Oppose	That Rule 24.5.16 be deleted.	Accept in Part
2385.10		Brown & Company Planning Group	BOXER HILLS TRUST	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.5-24.5 - Rules - Standards	Oppose	That rules 24.5.15 and 24.5.16 be deleted in their entirety. The submitter opposes these rules as they do not believe their is justification to restrict residential visitor accommodation and homestays.	Accept in Part
2386.12		Brown & Company Planning Group	BOXER HILL TRUST	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.5-24.5 - Rules - Standards	Oppose	That standard 24.5.15 be deleted in its entirety.	Accept in Part
2386.12	FS2743.97	Anderson Lloyd	Morven Ferry Limited	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.5-24.5 - Rules - Standards	Support	That the opposition to new visitor accommodation restrictions is supported.	Accept in Part

2386.12	FS2749.103	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.5-24.5 - Rules - Standards	Support	That the opposition to new visitor accommodation restrictions is supported.	Accept in Part
2386.13		Brown & Company Planning Group	BOXER HILL TRUST	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.5-24.5 - Rules - Standards	Oppose	That standard 24.5.16 be deleted in its entirety.	Accept in Part
2386.13	FS2743.98	Anderson Lloyd	Morven Ferry Limited	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.5-24.5 - Rules - Standards	Support	That the opposition to new visitor accommodation restrictions is supported.	Accept in Part
2386.13	FS2749.102	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.5-24.5 - Rules - Standards	Support	That the opposition to new visitor accommodation restrictions is supported.	Accept in Part
2387.11		Brown & Company Planning Group	TROJAN HELMET LIMITED	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.5-24.5 - Rules - Standards	Oppose	That rule 24.5.15 be deleted in its entirety	Accept in Part
2387.12		Brown & Company Planning Group	TROJAN HELMET LIMITED	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.5-24.5 - Rules - Standards	Other	That rule 24.5.16 be deleted in its entirety	Accept in Part
2388.15		Brown & Company Planning Group	WATERFALL PARK DEVELOPMENTS LIMITED	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.5-24.5 - Rules - Standards	Oppose	Delete Rule 24.5.15 relating to residential visitor accommodation.	Accept in Part
2455.9			Otago Fish and Game Council	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.5-24.5 - Rules - Standards	Support	Supports rule 24.5.15.	Accept in Part
2487.15		Lane Neave	BSTGT Limited	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.5-24.5 - Rules - Standards	Oppose	That Rule 24.5.15 relating to visitor accommodation is amended so that residential is not regulated in the rural areas of the District, or that there are not any restrictions on the number of days, persons or lets.	Accept in Part

2487.16		Lane Neave	BSTGT Limited	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.5-24.5 - Rules - Standards	Oppose	That Rule 24.5.16 relating to homestays is not regulated in the rural areas of the District, or that there are not any restrictions on the number of days, persons or lets.	Accept in Part
2538.8			NZ Transport Agency	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.5-24.5 - Rules - Standards	Support	That Rule 24.5.15 is accepted.	Accept in Part
2584.40		John Edmonds + Associates Ltd	Slopehill Properties Limited	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.5-24.5 - Rules - Standards	Oppose	That rule 24.5.15 is amended to provide for residential visitor accommodation for a cumulative total of 90 nights in a 12 month period, with no limit on the number of lets, and with a controlled activity status for non-compliance (rather than discretionary).	Accept in Part
2302.5			Bookabach Ltd	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That Map 18 be amended to identify residential sub-zones.	Reject
2302.5	FS2774.5	Universal Developments Limited	Universal Developments Limited	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.5	FS2776.5	Southern Ventures	Kirimoko No. 2 Limited Partnership	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2620.81		Mitchell Daysh Ltd	Bachcare Ltd	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2621.81		Mitchell Daysh Ltd	Anna Flaus	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2622.81		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject



2623.81		Mitchell Daysh	Alan Yap	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2624.81		Mitchell Daysh Ltd	Andrew Carmody	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2625.81		Mitchell Daysh Ltd	Ann Brown	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2626.81		Mitchell Daysh Ltd	Brian and Louise Hall	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2627.81		Mitchell Daysh Ltd	Byron Ballan	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2628.81		Mitchell Daysh Ltd	Casey Stuart	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2629.81		Mitchell Daysh Ltd	Chris and Tony Carrell	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2630.81		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2631.81		Mitchell Daysh Ltd	Dave and Sarah Macleod	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2632.81		Mitchell Daysh Ltd	Deidre Graham	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2633.81		Mitchell Daysh Ltd	Dion Cockcroft	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2634.81		Mitchell Daysh Ltd	Dorothy Page	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2635.81		Mitchell Daysh Ltd	Dylan Warwick	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2636.81		Mitchell Daysh Ltd	Gareth Sharples	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2637.81		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2638.81		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2639.81		Mitchell Daysh Ltd	Glenys Melhop	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2640.81		Mitchell Daysh Ltd	Jennifer Hill	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2641.81		Mitchell Daysh Ltd	Keith Beagley	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2642.81		Mitchell Daysh Ltd	Louise Von Randow	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2643.81		Mitchell Daysh Ltd	Marney Price	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2644.81		Mitchell Daysh Ltd	Michael and Michelle Nicholas	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2645.81		Mitchell Daysh Ltd	Michael Ross	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2646.81		Mitchell Daysh Ltd	Mike Walsh	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2647.81		Mitchell Daysh Ltd	Phil Dickens	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2648.81		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2649.81		Mitchell Daysh Ltd	Stephanie Grant	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2650.81		Mitchell Daysh Ltd	Tania Carter	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2651.81		Mitchell Daysh Ltd	Tania McKenzie	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2652.81		Mitchell Daysh Ltd	Thomas Symon	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2653.81		Mitchell Daysh Ltd	Toni and Richard Taylor	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2654.81		Mitchell Daysh Ltd	Trish and Tony Weir	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2655.81		Mitchell Daysh Ltd	Vicky Young	7-Planning Maps > 7.20-Stage 2 Map 18	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2302.6			Bookabach Ltd	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That Map 20 be amended to identify residential sub-zones.	Reject
2302.6	FS2774.6	Universal Developments Limited	Universal Developments Limited	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.6	FS2776.6	Southern Ventures	Kirimoko No. 2 Limited Partnership	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part

2620.82		Mitchell Daysh Ltd	Bachcare Ltd	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2621.82		Mitchell Daysh Ltd	Anna Flaus	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2622.82		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2623.82		Mitchell Daysh	Alan Yap	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2624.82		Mitchell Daysh Ltd	Andrew Carmody	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2625.82		Mitchell Daysh Ltd	Ann Brown	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2626.82		Mitchell Daysh Ltd	Brian and Louise Hall	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2627.82		Mitchell Daysh Ltd	Byron Ballan	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2628.82		Mitchell Daysh Ltd	Casey Stuart	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2629.82		Mitchell Daysh Ltd	Chris and Tony Carrell	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2630.82		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2631.82		Mitchell Daysh Ltd	Dave and Sarah Macleod	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2632.82		Mitchell Daysh Ltd	Deidre Graham	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2633.82		Mitchell Daysh Ltd	Dion Cockcroft	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2634.82		Mitchell Daysh Ltd	Dorothy Page	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2635.82		Mitchell Daysh Ltd	Dylan Warwick	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2636.82		Mitchell Daysh Ltd	Gareth Sharples	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2637.82		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2638.82		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2639.82		Mitchell Daysh Ltd	Glenys Melhop	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2640.82		Mitchell Daysh Ltd	Jennifer Hill	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2641.82		Mitchell Daysh Ltd	Keith Beagley	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2642.82		Mitchell Daysh Ltd	Louise Von Randow	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2643.82		Mitchell Daysh Ltd	Marney Price	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2644.82		Mitchell Daysh Ltd	Michael and Michelle Nicholas	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2645.82		Mitchell Daysh Ltd	Michael Ross	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2646.82		Mitchell Daysh Ltd	Mike Walsh	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2647.82		Mitchell Daysh Ltd	Phil Dickens	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2648.82		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2649.82		Mitchell Daysh Ltd	Stephanie Grant	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2650.82		Mitchell Daysh Ltd	Tania Carter	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2651.82		Mitchell Daysh Ltd	Tania McKenzie	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2652.82		Mitchell Daysh Ltd	Thomas Symon	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2653.82		Mitchell Daysh Ltd	Toni and Richard Taylor	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2654.82		Mitchell Daysh Ltd	Trish and Tony Weir	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2655.82		Mitchell Daysh Ltd	Vicky Young	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject



2302.7			Bookabach Ltd	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That Map 22 be amended to identify a residential sub-zone.	Reject
2302.7	FS2774.7	Universal Developments Limited	Universal Developments Limited	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.7	FS2776.7	Southern Ventures	Kirimoko No. 2 Limited Partnership	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2620.83		Mitchell Daysh Ltd	Bachcare Ltd	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2621.83		Mitchell Daysh Ltd	Anna Flaus	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2622.83		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2623.83		Mitchell Daysh	Alan Yap	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2624.83		Mitchell Daysh Ltd	Andrew Carmody	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2625.83		Mitchell Daysh Ltd	Ann Brown	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2626.83		Mitchell Daysh Ltd	Brian and Louise Hall	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2627.83		Mitchell Daysh Ltd	Byron Ballan	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2628.83		Mitchell Daysh Ltd	Casey Stuart	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2629.83		Mitchell Daysh Ltd	Chris and Tony Carrell	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2630.83		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2631.83		Mitchell Daysh Ltd	Dave and Sarah Macleod	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2632.83		Mitchell Daysh Ltd	Deidre Graham	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2633.83		Mitchell Daysh Ltd	Dion Cockcroft	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2634.83		Mitchell Daysh Ltd	Dorothy Page	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2635.83		Mitchell Daysh Ltd	Dylan Warwick	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2636.83		Mitchell Daysh Ltd	Gareth Sharples	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2637.83		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2638.83		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2639.83		Mitchell Daysh Ltd	Glenys Melhop	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2640.83		Mitchell Daysh Ltd	Jennifer Hill	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2641.83		Mitchell Daysh Ltd	Keith Beagley	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2642.83		Mitchell Daysh Ltd	Louise Von Randow	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2643.83		Mitchell Daysh Ltd	Marney Price	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2644.83		Mitchell Daysh Ltd	Michael and Michelle Nicholas	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2645.83		Mitchell Daysh Ltd	Michael Ross	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2646.83		Mitchell Daysh Ltd	Mike Walsh	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2647.83		Mitchell Daysh Ltd	Phil Dickens	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2648.83		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2649.83		Mitchell Daysh Ltd	Stephanie Grant	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2650.83		Mitchell Daysh Ltd	Tania Carter	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2651.83		Mitchell Daysh Ltd	Tania McKenzie	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2652.83		Mitchell Daysh Ltd	Thomas Symon	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2653.83		Mitchell Daysh Ltd	Toni and Richard Taylor	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2654.83		Mitchell Daysh Ltd	Trish and Tony Weir	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2655.83		Mitchell Daysh Ltd	Vicky Young	7-Planning Maps > 7.25-Stage 2 Map 22	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2302.8			Bookabach Ltd	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That Map 23 be amended to identify residential sub-zones.	Reject
2302.8	FS2774.8	Universal Developments Limited	Universal Developments Limited	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.8	FS2776.8	Southern Ventures	Kirimoko No. 2 Limited Partnership	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2620.84		Mitchell Daysh Ltd	Bachcare Ltd	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2621.84		Mitchell Daysh Ltd	Anna Flaus	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2622.84		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2623.84		Mitchell Daysh	Alan Yap	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2624.84		Mitchell Daysh Ltd	Andrew Carmody	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2625.84		Mitchell Daysh Ltd	Ann Brown	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2626.84		Mitchell Daysh Ltd	Brian and Louise Hall	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2627.84		Mitchell Daysh Ltd	Byron Ballan	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2628.84		Mitchell Daysh Ltd	Casey Stuart	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2629.84		Mitchell Daysh Ltd	Chris and Tony Carrell	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2630.84		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2631.84		Mitchell Daysh Ltd	Dave and Sarah Macleod	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2632.84		Mitchell Daysh Ltd	Deidre Graham	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2633.84		Mitchell Daysh Ltd	Dion Cockcroft	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2634.84		Mitchell Daysh Ltd	Dorothy Page	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2635.84		Mitchell Daysh Ltd	Dylan Warwick	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2636.84		Mitchell Daysh Ltd	Gareth Sharples	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2637.84		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2638.84		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2639.84		Mitchell Daysh Ltd	Glenys Melhop	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2640.84		Mitchell Daysh Ltd	Jennifer Hill	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2641.84		Mitchell Daysh Ltd	Keith Beagley	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2642.84		Mitchell Daysh Ltd	Louise Von Randow	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2643.84		Mitchell Daysh Ltd	Marney Price	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2644.84		Mitchell Daysh Ltd	Michael and Michelle Nicholas	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2645.84		Mitchell Daysh Ltd	Michael Ross	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2646.84		Mitchell Daysh Ltd	Mike Walsh	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2647.84		Mitchell Daysh Ltd	Phil Dickens	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2648.84		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2649.84		Mitchell Daysh Ltd	Stephanie Grant	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject



2650.84		Mitchell Daysh Ltd	Tania Carter	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2651.84		Mitchell Daysh Ltd	Tania McKenzie	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2652.84		Mitchell Daysh Ltd	Thomas Symon	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2653.84		Mitchell Daysh Ltd	Toni and Richard Taylor	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2654.84		Mitchell Daysh Ltd	Trish and Tony Weir	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2655.84		Mitchell Daysh Ltd	Vicky Young	7-Planning Maps > 7.26-Stage 2 Map 23	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2302.9			Bookabach Ltd	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That Map 24 be amended to identify residential sub-zones.	Reject
2302.9	FS2774.9	Universal Developments Limited	Universal Developments Limited	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.9	FS2776.9	Southern Ventures	Kirimoko No. 2 Limited Partnership	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part

2620.85		Mitchell Daysh Ltd	Bachcare Ltd	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2621.85		Mitchell Daysh Ltd	Anna Flaus	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2622.85		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2623.85		Mitchell Daysh	Alan Yap	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2624.85		Mitchell Daysh Ltd	Andrew Carmody	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2625.85		Mitchell Daysh Ltd	Ann Brown	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2626.85		Mitchell Daysh Ltd	Brian and Louise Hall	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2627.85		Mitchell Daysh Ltd	Byron Ballan	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2628.85		Mitchell Daysh Ltd	Casey Stuart	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2629.85		Mitchell Daysh Ltd	Chris and Tony Carrell	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2630.85		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2631.85		Mitchell Daysh Ltd	Dave and Sarah Macleod	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2632.85		Mitchell Daysh Ltd	Deidre Graham	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2633.85		Mitchell Daysh Ltd	Dion Cockcroft	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2634.85		Mitchell Daysh Ltd	Dorothy Page	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2635.85		Mitchell Daysh Ltd	Dylan Warwick	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2636.85		Mitchell Daysh Ltd	Gareth Sharples	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2637.85		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2638.85		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2639.85		Mitchell Daysh Ltd	Glenys Melhop	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2640.85		Mitchell Daysh Ltd	Jennifer Hill	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2641.85		Mitchell Daysh Ltd	Keith Beagley	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2642.85		Mitchell Daysh Ltd	Louise Von Randow	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2643.85		Mitchell Daysh Ltd	Marney Price	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2644.85		Mitchell Daysh Ltd	Michael and Michelle Nicholas	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2645.85		Mitchell Daysh Ltd	Michael Ross	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2646.85		Mitchell Daysh Ltd	Mike Walsh	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2647.85		Mitchell Daysh Ltd	Phil Dickens	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2648.85		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2649.85		Mitchell Daysh Ltd	Stephanie Grant	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2650.85		Mitchell Daysh Ltd	Tania Carter	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2651.85		Mitchell Daysh Ltd	Tania McKenzie	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2652.85		Mitchell Daysh Ltd	Thomas Symon	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2653.85		Mitchell Daysh Ltd	Toni and Richard Taylor	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2654.85		Mitchell Daysh Ltd	Trish and Tony Weir	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2655.85		Mitchell Daysh Ltd	Vicky Young	7-Planning Maps > 7.27-Stage 2 Map 24	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2302.10			Bookabach Ltd	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That Map 30 be amended to identify a residential sub-zone.	Reject
2302.10	FS2774.10	Universal Developments Limited	Universal Developments Limited	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.10	FS2776.10	Southern Ventures	Kirimoko No. 2 Limited Partnership	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2620.86		Mitchell Daysh Ltd	Bachcare Ltd	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2621.86		Mitchell Daysh Ltd	Anna Flaus	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2622.86		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2623.86		Mitchell Daysh	Alan Yap	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2624.86		Mitchell Daysh Ltd	Andrew Carmody	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2625.86		Mitchell Daysh Ltd	Ann Brown	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2626.86		Mitchell Daysh Ltd	Brian and Louise Hall	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2627.86		Mitchell Daysh Ltd	Byron Ballan	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2628.86		Mitchell Daysh Ltd	Casey Stuart	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2629.86		Mitchell Daysh Ltd	Chris and Tony Carrell	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2630.86		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2631.86		Mitchell Daysh Ltd	Dave and Sarah Macleod	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2632.86		Mitchell Daysh Ltd	Deidre Graham	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2633.86		Mitchell Daysh Ltd	Dion Cockcroft	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2634.86		Mitchell Daysh Ltd	Dorothy Page	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2635.86		Mitchell Daysh Ltd	Dylan Warwick	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2636.86		Mitchell Daysh Ltd	Gareth Sharples	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2637.86		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2638.86		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2639.86		Mitchell Daysh Ltd	Glenys Melhop	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2640.86		Mitchell Daysh Ltd	Jennifer Hill	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2641.86		Mitchell Daysh Ltd	Keith Beagley	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2642.86		Mitchell Daysh Ltd	Louise Von Randow	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2643.86		Mitchell Daysh Ltd	Marney Price	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject



2644.86		Mitchell Daysh Ltd	Michael and Michelle Nicholas	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2645.86		Mitchell Daysh Ltd	Michael Ross	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2646.86		Mitchell Daysh Ltd	Mike Walsh	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2647.86		Mitchell Daysh Ltd	Phil Dickens	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2648.86		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2649.86		Mitchell Daysh Ltd	Stephanie Grant	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2650.86		Mitchell Daysh Ltd	Tania Carter	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2651.86		Mitchell Daysh Ltd	Tania McKenzie	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2652.86		Mitchell Daysh Ltd	Thomas Symon	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2653.86		Mitchell Daysh Ltd	Toni and Richard Taylor	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2654.86		Mitchell Daysh Ltd	Trish and Tony Weir	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2655.86		Mitchell Daysh Ltd	Vicky Young	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2302.11			Bookabach Ltd	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That Map 31 be modified to identify a residential sub-zone.	Reject
2302.11	FS2774.11	Universal Developments Limited	Universal Developments Limited	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.11	FS2776.11	Southern Ventures	Kirimoko No. 2 Limited Partnership	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2620.87		Mitchell Daysh Ltd	Bachcare Ltd	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2621.87		Mitchell Daysh Ltd	Anna Flaus	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2622.87		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2623.87		Mitchell Daysh	Alan Yap	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2624.87		Mitchell Daysh Ltd	Andrew Carmody	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2625.87		Mitchell Daysh Ltd	Ann Brown	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2626.87		Mitchell Daysh Ltd	Brian and Louise Hall	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2627.87		Mitchell Daysh Ltd	Byron Ballan	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2628.87		Mitchell Daysh Ltd	Casey Stuart	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2629.87		Mitchell Daysh Ltd	Chris and Tony Carrell	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2630.87		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2631.87		Mitchell Daysh Ltd	Dave and Sarah Macleod	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2632.87		Mitchell Daysh Ltd	Deidre Graham	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2633.87		Mitchell Daysh Ltd	Dion Cockcroft	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2634.87		Mitchell Daysh Ltd	Dorothy Page	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2635.87		Mitchell Daysh Ltd	Dylan Warwick	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2636.87		Mitchell Daysh Ltd	Gareth Sharples	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2637.87		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2638.87		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2639.87		Mitchell Daysh Ltd	Glenys Melhop	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2640.87		Mitchell Daysh Ltd	Jennifer Hill	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2641.87		Mitchell Daysh Ltd	Keith Beagley	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2642.87		Mitchell Daysh Ltd	Louise Von Randow	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2643.87		Mitchell Daysh Ltd	Marney Price	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2644.87		Mitchell Daysh Ltd	Michael and Michelle Nicholas	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2645.87		Mitchell Daysh Ltd	Michael Ross	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2646.87		Mitchell Daysh Ltd	Mike Walsh	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2647.87		Mitchell Daysh Ltd	Phil Dickens	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2648.87		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2649.87		Mitchell Daysh Ltd	Stephanie Grant	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2650.87		Mitchell Daysh Ltd	Tania Carter	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2651.87		Mitchell Daysh Ltd	Tania McKenzie	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2652.87		Mitchell Daysh Ltd	Thomas Symon	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2653.87		Mitchell Daysh Ltd	Toni and Richard Taylor	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2654.87		Mitchell Daysh Ltd	Trish and Tony Weir	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2655.87		Mitchell Daysh Ltd	Vicky Young	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2302.12			Bookabach Ltd	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That Map 32 be amended to identify residential sub-zones.	Accept in Part
2302.12	FS2774.12	Universal Developments Limited	Universal Developments Limited	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.12	FS2776.12	Southern Ventures	Kirimoko No. 2 Limited Partnership	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part

2620.88		Mitchell Daysh Ltd	Bachcare Ltd	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2621.88		Mitchell Daysh Ltd	Anna Flaus	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2622.88		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2623.88		Mitchell Daysh	Alan Yap	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2624.88		Mitchell Daysh Ltd	Andrew Carmody	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2625.88		Mitchell Daysh Ltd	Ann Brown	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2626.88		Mitchell Daysh Ltd	Brian and Louise Hall	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2627.88		Mitchell Daysh Ltd	Byron Ballan	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2628.88		Mitchell Daysh Ltd	Casey Stuart	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2629.88		Mitchell Daysh Ltd	Chris and Tony Carrell	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2630.88		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2631.88		Mitchell Daysh Ltd	Dave and Sarah Macleod	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2632.88		Mitchell Daysh Ltd	Deidre Graham	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2633.88		Mitchell Daysh Ltd	Dion Cockcroft	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2634.88		Mitchell Daysh Ltd	Dorothy Page	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2635.88		Mitchell Daysh Ltd	Dylan Warwick	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2636.88		Mitchell Daysh Ltd	Gareth Sharples	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2637.88		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject



2638.88		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2639.88		Mitchell Daysh Ltd	Glenys Melhop	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2640.88		Mitchell Daysh Ltd	Jennifer Hill	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2641.88		Mitchell Daysh Ltd	Keith Beagley	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2642.88		Mitchell Daysh Ltd	Louise Von Randow	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2643.88		Mitchell Daysh Ltd	Marney Price	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2644.88		Mitchell Daysh Ltd	Michael and Michelle Nicholas	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2645.88		Mitchell Daysh Ltd	Michael Ross	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2646.88		Mitchell Daysh Ltd	Mike Walsh	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2647.88		Mitchell Daysh Ltd	Phil Dickens	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2648.88		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2649.88		Mitchell Daysh Ltd	Stephanie Grant	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2650.88		Mitchell Daysh Ltd	Tania Carter	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2651.88		Mitchell Daysh Ltd	Tania McKenzie	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2652.88		Mitchell Daysh Ltd	Thomas Symon	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2653.88		Mitchell Daysh Ltd	Toni and Richard Taylor	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2654.88		Mitchell Daysh Ltd	Trish and Tony Weir	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2655.88		Mitchell Daysh Ltd	Vicky Young	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2302.13			Bookabach Ltd	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That Map 33 be amended to identify residential sub-zones.	Reject
2302.13	FS2774.13	Universal Developments Limited	Universal Developments Limited	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.13	FS2776.13	Southern Ventures	Kirimoko No. 2 Limited Partnership	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2620.89		Mitchell Daysh Ltd	Bachcare Ltd	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2621.89		Mitchell Daysh Ltd	Anna Flaus	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2622.89		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2623.89		Mitchell Daysh	Alan Yap	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2624.89		Mitchell Daysh Ltd	Andrew Carmody	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2625.89		Mitchell Daysh Ltd	Ann Brown	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2626.89		Mitchell Daysh Ltd	Brian and Louise Hall	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2627.89		Mitchell Daysh Ltd	Byron Ballan	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2628.89		Mitchell Daysh Ltd	Casey Stuart	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2629.89		Mitchell Daysh Ltd	Chris and Tony Carrell	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2630.89		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2631.89		Mitchell Daysh Ltd	Dave and Sarah Macleod	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2632.89		Mitchell Daysh Ltd	Deidre Graham	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2633.89		Mitchell Daysh Ltd	Dion Cockcroft	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2634.89		Mitchell Daysh Ltd	Dorothy Page	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2635.89		Mitchell Daysh Ltd	Dylan Warwick	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2636.89		Mitchell Daysh Ltd	Gareth Sharples	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2637.89		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2638.89		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2639.89		Mitchell Daysh Ltd	Glenys Melhop	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2640.89		Mitchell Daysh Ltd	Jennifer Hill	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2641.89		Mitchell Daysh Ltd	Keith Beagley	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2642.89		Mitchell Daysh Ltd	Louise Von Randow	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2643.89		Mitchell Daysh Ltd	Marney Price	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2644.89		Mitchell Daysh Ltd	Michael and Michelle Nicholas	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2645.89		Mitchell Daysh Ltd	Michael Ross	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2646.89		Mitchell Daysh Ltd	Mike Walsh	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2647.89		Mitchell Daysh Ltd	Phil Dickens	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2648.89		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2649.89		Mitchell Daysh Ltd	Stephanie Grant	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2650.89		Mitchell Daysh Ltd	Tania Carter	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2651.89		Mitchell Daysh Ltd	Tania McKenzie	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2652.89		Mitchell Daysh Ltd	Thomas Symon	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2653.89		Mitchell Daysh Ltd	Toni and Richard Taylor	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2654.89		Mitchell Daysh Ltd	Trish and Tony Weir	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2655.89		Mitchell Daysh Ltd	Vicky Young	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2302.14			Bookabach Ltd	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That Map 34 be amended to identify residential sub-zones.	Reject
2302.14	FS2774.14	Universal Developments Limited	Universal Developments Limited	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.14	FS2776.14	Southern Ventures	Kirimoko No. 2 Limited Partnership	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2620.90		Mitchell Daysh Ltd	Bachcare Ltd	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2621.90		Mitchell Daysh Ltd	Anna Flaus	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2622.90		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2623.90		Mitchell Daysh	Alan Yap	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2624.90		Mitchell Daysh Ltd	Andrew Carmody	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2625.90		Mitchell Daysh Ltd	Ann Brown	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2626.90		Mitchell Daysh Ltd	Brian and Louise Hall	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2627.90		Mitchell Daysh Ltd	Byron Ballan	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2628.90		Mitchell Daysh Ltd	Casey Stuart	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2629.90		Mitchell Daysh Ltd	Chris and Tony Carrell	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2630.90		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2631.90		Mitchell Daysh Ltd	Dave and Sarah Macleod	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject



2632.90		Mitchell Daysh Ltd	Deidre Graham	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2633.90		Mitchell Daysh Ltd	Dion Cockcroft	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2634.90		Mitchell Daysh Ltd	Dorothy Page	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2635.90		Mitchell Daysh Ltd	Dylan Warwick	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2636.90		Mitchell Daysh Ltd	Gareth Sharples	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2637.90		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2638.90		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2639.90		Mitchell Daysh Ltd	Glenys Melhop	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2640.90		Mitchell Daysh Ltd	Jennifer Hill	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2641.90		Mitchell Daysh Ltd	Keith Beagley	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2642.90		Mitchell Daysh Ltd	Louise Von Randow	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2643.90		Mitchell Daysh Ltd	Marney Price	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2644.90		Mitchell Daysh Ltd	Michael and Michelle Nicholas	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2645.90		Mitchell Daysh Ltd	Michael Ross	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2646.90		Mitchell Daysh Ltd	Mike Walsh	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2647.90		Mitchell Daysh Ltd	Phil Dickens	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2648.90		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2649.90		Mitchell Daysh Ltd	Stephanie Grant	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2650.90		Mitchell Daysh Ltd	Tania Carter	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2651.90		Mitchell Daysh Ltd	Tania McKenzie	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2652.90		Mitchell Daysh Ltd	Thomas Symon	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2653.90		Mitchell Daysh Ltd	Toni and Richard Taylor	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2654.90		Mitchell Daysh Ltd	Trish and Tony Weir	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2655.90		Mitchell Daysh Ltd	Vicky Young	7-Planning Maps > 7.38-Stage 2 Map 34	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2302.15			Bookabach Ltd	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That Map 35 be amended to identify residential sub-zones.	Reject
2302.15	FS2774.15	Universal Developments Limited	Universal Developments Limited	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.15	FS2776.15	Southern Ventures	Kirimoko No. 2 Limited Partnership	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part

2620.91		Mitchell Daysh Ltd	Bachcare Ltd	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2621.91		Mitchell Daysh Ltd	Anna Flaus	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2622.91		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2623.91		Mitchell Daysh	Alan Yap	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2624.91		Mitchell Daysh Ltd	Andrew Carmody	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2625.91		Mitchell Daysh Ltd	Ann Brown	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2626.91		Mitchell Daysh Ltd	Brian and Louise Hall	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2627.91		Mitchell Daysh Ltd	Byron Ballan	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2628.91		Mitchell Daysh Ltd	Casey Stuart	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2629.91		Mitchell Daysh Ltd	Chris and Tony Carrell	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2630.91		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2631.91		Mitchell Daysh Ltd	Dave and Sarah Macleod	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2632.91		Mitchell Daysh Ltd	Deidre Graham	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2633.91		Mitchell Daysh Ltd	Dion Cockcroft	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2634.91		Mitchell Daysh Ltd	Dorothy Page	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2635.91		Mitchell Daysh Ltd	Dylan Warwick	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2636.91		Mitchell Daysh Ltd	Gareth Sharples	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2637.91		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2638.91		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2639.91		Mitchell Daysh Ltd	Glenys Melhop	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2640.91		Mitchell Daysh Ltd	Jennifer Hill	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2641.91		Mitchell Daysh Ltd	Keith Beagley	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2642.91		Mitchell Daysh Ltd	Louise Von Randow	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2643.91		Mitchell Daysh Ltd	Marney Price	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2644.91		Mitchell Daysh Ltd	Michael and Michelle Nicholas	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2645.91		Mitchell Daysh Ltd	Michael Ross	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2646.91		Mitchell Daysh Ltd	Mike Walsh	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2647.91		Mitchell Daysh Ltd	Phil Dickens	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2648.91		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2649.91		Mitchell Daysh Ltd	Stephanie Grant	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2650.91		Mitchell Daysh Ltd	Tania Carter	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2651.91		Mitchell Daysh Ltd	Tania McKenzie	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2652.91		Mitchell Daysh Ltd	Thomas Symon	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2653.91		Mitchell Daysh Ltd	Toni and Richard Taylor	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2654.91		Mitchell Daysh Ltd	Trish and Tony Weir	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2655.91		Mitchell Daysh Ltd	Vicky Young	7-Planning Maps > 7.39-Stage 2 Map 35	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2302.16			Bookabach Ltd	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That Map 37 be amended to identify residential sub-zones.	Reject
2302.16	FS2774.16	Universal Developments Limited	Universal Developments Limited	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.16	FS2776.16	Southern Ventures	Kirimoko No. 2 Limited Partnership	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2620.92		Mitchell Daysh Ltd	Bachcare Ltd	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2621.92		Mitchell Daysh Ltd	Anna Flaus	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2622.92		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2623.92		Mitchell Daysh	Alan Yap	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2624.92		Mitchell Daysh Ltd	Andrew Carmody	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2625.92		Mitchell Daysh Ltd	Ann Brown	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject



2626.92		Mitchell Daysh Ltd	Brian and Louise Hall	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2627.92		Mitchell Daysh Ltd	Byron Ballan	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2628.92		Mitchell Daysh Ltd	Casey Stuart	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2629.92		Mitchell Daysh Ltd	Chris and Tony Carrell	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2630.92		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2631.92		Mitchell Daysh Ltd	Dave and Sarah Macleod	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2632.92		Mitchell Daysh Ltd	Deidre Graham	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2633.92		Mitchell Daysh Ltd	Dion Cockcroft	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2634.92		Mitchell Daysh Ltd	Dorothy Page	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2635.92		Mitchell Daysh Ltd	Dylan Warwick	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2636.92		Mitchell Daysh Ltd	Gareth Sharples	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2637.92		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2638.92		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2639.92		Mitchell Daysh Ltd	Glenys Melhop	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2640.92		Mitchell Daysh Ltd	Jennifer Hill	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2641.92		Mitchell Daysh Ltd	Keith Beagley	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2642.92		Mitchell Daysh Ltd	Louise Von Randow	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2643.92		Mitchell Daysh Ltd	Marney Price	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2644.92		Mitchell Daysh Ltd	Michael and Michelle Nicholas	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2645.92		Mitchell Daysh Ltd	Michael Ross	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2646.92		Mitchell Daysh Ltd	Mike Walsh	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2647.92		Mitchell Daysh Ltd	Phil Dickens	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2648.92		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2649.92		Mitchell Daysh Ltd	Stephanie Grant	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2650.92		Mitchell Daysh Ltd	Tania Carter	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2651.92		Mitchell Daysh Ltd	Tania McKenzie	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2652.92		Mitchell Daysh Ltd	Thomas Symon	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2653.92		Mitchell Daysh Ltd	Toni and Richard Taylor	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2654.92		Mitchell Daysh Ltd	Trish and Tony Weir	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2655.92		Mitchell Daysh Ltd	Vicky Young	7-Planning Maps > 7.41-Stage 2 Map 37	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2302.17			Bookabach Ltd	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That Map 39 be amended to identify residential sub-zones.	Reject
2302.17	FS2774.17	Universal Developments Limited	Universal Developments Limited	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That the identification of the further submitter's land within a Residential Sub-Zone as defined is opposed.	Accept in Part
2302.17	FS2776.17	Southern Ventures	Kirimoko No. 2 Limited Partnership	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That the submission is rejected in relation the the addition of a new Residential Sub-Zone into the PDP.	Accept in Part
2620.93		Mitchell Daysh Ltd	Bachcare Ltd	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2621.93		Mitchell Daysh Ltd	Anna Flaus	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2622.93		Mitchell Daysh Ltd	Alan and Noeline Johnstone,	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2623.93		Mitchell Daysh	Alan Yap	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2624.93		Mitchell Daysh Ltd	Andrew Carmody	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2625.93		Mitchell Daysh Ltd	Ann Brown	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2626.93		Mitchell Daysh Ltd	Brian and Louise Hall	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2627.93		Mitchell Daysh Ltd	Byron Ballan	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2628.93		Mitchell Daysh Ltd	Casey Stuart	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2629.93		Mitchell Daysh Ltd	Chris and Tony Carrell	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2630.93		Mitchell Daysh Ltd	Christine and Chris Fitzgerald and Lee	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2631.93		Mitchell Daysh Ltd	Dave and Sarah Macleod	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2632.93		Mitchell Daysh Ltd	Deidre Graham	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2633.93		Mitchell Daysh Ltd	Dion Cockcroft	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2634.93		Mitchell Daysh Ltd	Dorothy Page	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2635.93		Mitchell Daysh Ltd	Dylan Warwick	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2636.93		Mitchell Daysh Ltd	Gareth Sharples	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2637.93		Mitchell Daysh Ltd	Geoff Keogh and Carolyn Jenkins	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2638.93		Mitchell Daysh Ltd	Geoffrey and Karen McLeay	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2639.93		Mitchell Daysh Ltd	Glenys Melhop	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2640.93		Mitchell Daysh Ltd	Jennifer Hill	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2641.93		Mitchell Daysh Ltd	Keith Beagley	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2642.93		Mitchell Daysh Ltd	Louise Von Randow	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2643.93		Mitchell Daysh Ltd	Marney Price	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2644.93		Mitchell Daysh Ltd	Michael and Michelle Nicholas	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2645.93		Mitchell Daysh Ltd	Michael Ross	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2646.93		Mitchell Daysh Ltd	Mike Walsh	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2647.93		Mitchell Daysh Ltd	Phil Dickens	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2648.93		Mitchell Daysh Ltd	Sharon and Adrian Reynolds	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2649.93		Mitchell Daysh Ltd	Stephanie Grant	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject

2650.93		Mitchell Daysh Ltd	Tania Carter	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2651.93		Mitchell Daysh Ltd	Tania McKenzie	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2652.93		Mitchell Daysh Ltd	Thomas Symon	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2653.93		Mitchell Daysh Ltd	Toni and Richard Taylor	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2654.93		Mitchell Daysh Ltd	Trish and Tony Weir	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject
2655.93		Mitchell Daysh Ltd	Vicky Young	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That visitor accommodation residential sub-zones are applied over identified areas where there is less demand for short term visitor accommodation and that rules are imposed that make visitor accommodation less enabling.	Reject



## **APPENDIX 2A**

### **List of Stage 1 Submitters and Recommended Decisions**

Appendix 2A to the Section 42A Report - Visitor Accommodation - Submissions from Stage 1

Original Submission No	Further Submission No	Submitter	Provision	Position	Submission Summary	Planner Recommendation	Stage 1 hearing where recommendations were made
243.47		Christine Byrch	Definition of Visitor Accommodation	Other	Rewrite the definitions based on the following comments: <b>Visitor Accommodation</b> - this is defined as the use of buildings and land. You need to also define the buildings and infrastructure that is used to provide for visitor accommodation, as you have attempted to do for residential buildings and use of residential living, so that separate resource consents can be described for the infrastructure and for its use.	Reject	Stream 10 Definitions
243.47	FS1224.47	Matakauri Lodge Limited	Definition of Visitor Accommodation	Other	The submitter opposes this submission and considers that the Proposed District Plan and Visitor Accommodation Sub-zone is an appropriate method to recognise and enable visitor accommodation on Lot 2 DP 27037. Seeks it to be disallowed.	Accept in Part	Stream 10 Definitions
278.1		Sousa Jefferson	Definition of Visitor Accommodation	Other	Amend the definition of Visitor Accommodation, Part A (exclusions) to include <u>'The letting of a residential unit that is the primary residence where the letting occurs for less than 30 days per calendar year'</u> .	Reject	Stream 10 Definitions
433.34		Queenstown Airport Corporation	Definition of Visitor Accommodation	Oppose	Visitor Accommodation: Retain the definition as notified.	Accept in Part	Stream 10 Definitions
433.34	FS1117.90	Remarkables Park Limited	Definition of Visitor Accommodation	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject	Stream 10 Definitions
433.34	FS1097.320	Queenstown Park Limited	Definition of Visitor Accommodation	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject	Stream 10 Definitions
552.1		Pounamu Holdings 2014 Limited	Definition of Visitor Accommodation	Not Stated	Supports in part, the definition of Visitor Accommodation in the PDP, subject to amending it as follows: Adding the following sentence to part (ii) of the decision: <u>"For avoidance of doubt, the centralised services or facilities can be used by persons not staying overnight on the site, provided that the primary role of the facility is that of providing visitor accommodation to paying guests"</u> ; and Adding a new part c) as follows: <u>"Where the provisions above are otherwise altered by Zone Rules, the Zone Rules shall apply. It is submitted that the definition of Visitor Accommodation which requires centralised services or facilities to be 'associated' with the visitor accommodation activity is ambiguous and difficult to interpret."</u> AND such further or consequential or alternative amendments necessary to give effect to this submission This will eliminate the ambiguity around the requirement for centralised services or facilities to be 'associated' with the visitor accommodation activity.	Accept in Part	Stream 10 Definitions
552.1	FS1170.1	Niki Gladding	Definition of Visitor Accommodation	Not Stated	I ask that the following part of submission #552 be disallowed: "For the avoidance of doubt, the centralised services or facilities can be used by persons not staying overnight on the site, provided that the primary role of the facility is that of providing visitor accommodation to paying guests"	Accept in Part	Stream 10 Definitions
552.1	FS1244.2	Three Beaches Limited	Definition of Visitor Accommodation	Not Stated	Agrees with the amendments to the definition of visitor accommodation as outlined in the submission, and the general approach to this issue	Accept in Part	Stream 10 Definitions
258.1		Peter Barrow	Definition of Visitor Accommodation	Oppose	Either keep the status Quo or delay the introduction of the new rules until further discussions are held with representatives involved in the holiday home rental industry. (Visitor Accommodation)	Reject	Stream 10 Definitions
449.2		Tracey Henderson	Definition of Visitor Accommodation	Other	Requests that the definition of 'Visitor Accommodation' exclude a short term rental of less than 30 days per calendar year. States that one of the ways that low and moderate income Households afford their accommodation is to let it out during the holiday times and long weekends. Considers that there needs to be some revisions in the definitions of exclusions for Visitor Accommodation to allow more than just 3 days per year and much less than 90 days per year to occur without a 25% increase in the rates charged.	Accept in Part	Stream 10 Definitions

Appendix 2A to the Section 42A Report - Visitor Accommodation - Submissions from Stage 1

Original Submission No	Further Submission No	Submitter	Provision	Position	Submission Summary	Planner Recommendation	Stage 1 hearing where recommendations were made
449.2	FS1059.93	Erna Spijkerbosch	Definition of Visitor Accommodation	Other	Accommodation advertised and let for remuneration whether it is for 3 nights or 300 is commercial visitor accommodation and should be treated as such. Standards such as health & Safety, fire alarms, securing conformity with ones building insurance etc all need to be taken into consideration. Motels, Hotels B&B etc all have to comply with standards and to take guests even when it is not a holiday time or long weekends and these same places provide many of the jobs within the district and do not need staff to compete against them unfairly.	Reject	Stream 10 Definitions
591.8		Varina Propriety Limited	Definition of Visitor Accommodation	Other	Amend the definition of visitor accommodation as follows: Means the use of land or buildings for short-term, fee paying, living accommodation where the length of stay for any visitor/guest is less than 3 months; and i. Includes such accommodation as camping grounds, motor parks, hotels, motels, boarding houses, guest houses, backpackers' accommodation, bunkhouses, tourist houses, lodges, homestays, and the commercial letting of a residential unit; and ii. May include some centralised services or facilities, such as food preparation, dining and sanitary facilities, conference, bar and recreational facilities if such facilities are associated with the visitor accommodation activity ( <u>for the avoidance of doubt such facilities shall be treated as associated with the visitor accommodation activity whether or not the persons using the facilities are staying guests</u> ).	Accept in Part	Stream 10 Definitions
679.2		Millennium & Copthorne Hotels New Zealand Limited	Definition of Visitor Accommodation	Oppose	A definition of visitor accommodation / hotels which provide for all the activities likely to be associated with a hotel visitor accommodation i.e., conference facilities, restaurants, bars, gyms, guest retail etc.	Accept in Part	Stream 10 Definitions
679.2	FS1063.3	Peter Fleming and Others	Definition of Visitor Accommodation	Oppose	All disallowed	Accept in Part	Stream 10 Definitions
433.34		Queenstown Airport Corporation	Definition of Visitor Accommodation	Oppose	Visitor Accommodation: Retain the definition as notified.	Accept in Part	Airport Mixed Use
433.34	FS1117.90	Remarkables Park Limited	Definition of Visitor Accommodation	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject	Airport Mixed Use
433.30		Queenstown Airport Corporation	Definition of Residential Activity	Support	Residential Activity: Retain the definition as notified.	Accept in Part	Low Density Residential
433.30	FS1117.86	Remarkables Park Limited	Definition of Residential Activity	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject	Low Density Residential
433.30	FS1097.316	Queenstown Park Limited	Definition of Residential Activity	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject	Low Density Residential

Appendix 2A to the Section 42A Report - Visitor Accommodation - Submissions from Stage 1

Original Submission No	Further Submission No	Submitter	Provision	Position	Submission Summary	Planner Recommendation	Stage 1 hearing where recommendations were made
600.6		Federated Farmers of New Zealand	Definitions of Registered Homestay, Visitor Accommodation, Waste Management Facility	Support	Adopt the following definitions as proposed: Factory Farming Farming Activity Flood Protection Work Holding informal Airport Minor Upgrading National Grid Corridor National Grid Sensitive Activities National Grid Yard Nature Conservation Values Registered Homestay Rural Selling Place Sensitive Activities-Transmission Corridor Utility Visitor Accommodation Waste Management Facility	Reject	Stream 10 Definitions

**APPENDIX 3**

**Section 32 Report**



**Queenstown Lakes District Proposed District Plan**

**Section 32 Evaluation**

**Stage 2 Components October 2017**

For:

**Visitor Accommodation**

**Chapter 2 Definitions**

**And consequential Variations to Proposed District Plan**

**26 August 2015**

**Report dated: 2 November 2017**

Contents:

1. Executive summary
2. Introduction
3. Background
4. Purpose of the report
5. Statutory policy context
6. Resource management issues
7. Scale and significance evaluation
8. Evaluation of proposed objectives section 32(1)(a)
9. Evaluation of the proposed provisions section 32(1)(b)
10. The risk of not acting

**Appendix 1:** Infometrics, Measuring the scale and scope of Airbnb in Queenstown-Lakes District (October 2017)

## **1. EXECUTIVE SUMMARY**

- 1.1. The visitor accommodation provisions and associated definitions seek to establish an appropriate regulatory response to Visitor Accommodation (VA) activities in the District's residential zones based on an evaluation of the appropriateness of objectives and reasonably practicable options, assessing the efficiency and effectiveness of provisions and assessing their associated benefits, costs and risks. The VA provisions were withdrawn from the High, Medium and Low Density Residential zones as well as the Arrowtown Residential Historic Management Zone and the Large Lot Residential Zones of the Proposed District Plan (PDP) during Stage 1 of the PDP on 23 October 2015<sup>1</sup>.
- 1.2. Specific attention is given to addressing the use of residential dwellings/units for short term visitor accommodation activities, particularly, adverse effects on residential housing supply and affordability. This type of activity involves the short term letting of residential dwellings or units to visitors primarily through the use of online rental platforms such as Airbnb and Bookabach.
- 1.3. The proposed provisions and definitions will assist the Council to fulfil its statutory functions and responsibilities as required by the Resource Management Act 1991 (the Act or the RMA) through the following objectives, policies and rules:
  - (a) Objectives that recognise the contribution of visitor accommodation activities to social and economic wellbeing, and continue to provide for it in the most efficient and effective way;
  - (b) Objectives that recognise the adverse socio-economic and environmental effects which arise from the proliferation of visitor accommodation activities within predominantly residential areas, including those related to housing availability, affordability, residential cohesion and character, amenity, as well as traffic and parking;
  - (c) Policies that address the varying scales and geographic distribution of visitor accommodation activities and their potential effects;
  - (d) Rules that set clear limits on the scale, nature and location of visitor accommodation activities to ensure their adverse effects are managed;

## **2. INTRODUCTION**

- 2.1. Section 32 of the Act requires objectives in plan change proposals to be examined for their appropriateness in achieving the purpose of the Act, and the policies and methods of those proposals to be examined for their costs, benefits, efficiency, effectiveness and risk in achieving the objectives. Accordingly, this report provides the following:

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<sup>1</sup> See further background information in section 3 of this report



- A **background** to the context of visitor accommodation activities and provisions in the District;
- A description of the **statutory policy context** which sit behind the proposed provisions and review process;
- A description of the **drivers of residential visitor accommodation activities** and the resulting **resource management issues**;
- An evaluation of the **scale and significance** of the proposed provisions (**s32(1)(c)**);
- An **evaluation of the proposed objectives against section 32(1)(a)**;
- An **evaluation of the proposed provisions against section 32(1)(b)** and;
- An **assessment associated with the risk of not acting (s32(2)(c))**

2.2. Visitor accommodation refers to the use of land or buildings for short-term, fee paying living accommodation where the length of stay is less than 3 months. This activity inherently includes a commercial component as it involves fee paying guests using land and buildings for the purpose of short term living. VA is defined under the PDP, and this definition is also proposed to be amended to align with the new regulatory approach. Amendments to the definitions have a number of consequential effects on way VA activities are treated in those PDP zones which were notified as part of Stage 1 of the PDP.

2.3. Visitor accommodation activities may take on a number of different forms, including but not being limited to:

- Commercial Visitor Accommodation - Traditional larger scale accommodation operation such as hotels, motels, backpackers, hotels and camping grounds
- Residential Visitor Accommodation - Owners and/or occupiers of privately owned residential dwellings renting shared rooms, private rooms or entire homes to short term visitors to the District.
- 'Registered Homestays' (as defined under the ODP) - Where guests stay with the property owner within their privately owned residential dwelling or unit
- 'Registered Holiday Homes' (as defined under the ODP) - Where a privately owned stand-alone residential dwelling is let out.

2.4. To help understand the role of residential VA activities in the District's housing market, the Council commissioned Infometrics<sup>2</sup> to conduct a study focusing primarily on the peer-to-peer lending platform Airbnb. This study was completed in October 2017 and is attached to this report as Appendix 1. It illustrates the growth, distribution, scale, and intensity of residential VA activities being undertaken in the District and provides an important part of the evidential basis upon which the proposed VA provisions have been developed.

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<sup>2</sup> Infometrics, Measuring the scale and scope of Airbnb in Queenstown-Lakes District, October (2017)

- 2.5. The Infometrics study used data obtained from a third party provider that analyses activity on the Airbnb website and illustrates that a significant portion of the District's housing stock is currently used for VA activity. Infometrics have estimated that residential VA occupies around 5,000 dwellings (based on Airbnb, Bookabach and Holiday Homes listings) and Airbnb (which is the overwhelmingly dominant player in this area) occupies 14% of the District's housing stock in the June 2017 quarter.
- 2.6. Residential VA activities have a range of potential adverse effects which the Council must identify and manage. The context of the District's high growth rates, high rental and housing costs and limited housing availability described in further detail in this evaluation, are seen as being exacerbated by high rates of residential VA. Other possible effects include additional demands placed on the District's infrastructure services, traffic and parking, effects on residential amenity (such as noise and nuisance effects generated by visitor movements), and the general erosion of residential cohesion and character. Examination of nuisance and character issues has considered previous investigations of residential character of different areas, complaints data and data on enforcement actions. This examination shows the District is growing and changing in ways that some find uncomfortable but this is not the same as evidence of highly problematic adverse effects. Very few complaints about Airbnb are received by the Council and the issue about residential amenity and character is more one of cumulative adverse effects on a combination of the attributes that make up residential character and amenity. It is notable that these affects are nevertheless contrary to the stated objectives of the zones and are being experienced in a variety of different areas.

### **3. BACKGROUND**

#### **District Plan Review**

- 3.1. The District Plan review is being undertaken in stages. Stage 1 commenced in April 2014 and was publicly notified on 26 August 2015. Hearings on Stage 1 components comprising ten individual hearing streams for 33 chapters, 1 variation<sup>3</sup> and three separate hearing streams for rezoning requests and mapping annotations<sup>4</sup> were held from March 2016 to September 2017.
- 3.2. Visitor accommodation provisions, comprising a set of objectives, policies and rules were initially included within those chapters of the PDP which were notified as part of Stage 1 on 26 August 2015. They were however subsequently withdrawn from the Low, Medium and High Density Residential zones, Arrowtown Residential Historic Management Zone, and Large Lot

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<sup>3</sup> Variation 1 – Arrowtown Design Guidelines (2016)

<sup>4</sup> Ski Area Sub Zones, Upper Clutha Area and the Queenstown Area (excluding the Wakatipu Basin).

Residential Zone by Council resolution on 22 October 2015<sup>5</sup>. The provisions were withdrawn from Stage 1 for the following reasons:

- Provides greater public certainty as to Council's position;
- Removes the potential perceptions of inconsistency and uncertainty in Council's approach;
- Allows for a more in-depth and robust study and analysis of issues and policy options, and for potential non-statutory consultation with key stakeholders

3.3. At the time of writing this report only one decision has been released by the independent commissioners hearing panel on zones and provisions notified as part of the Stage 1 review, being the Millbrook Resort Zone. This zone is now open to appeals. Therefore, this Stage 2 VA review cannot anticipate what panel recommendations, and subsequently the Council's decision might be, in terms of notifying zone specific standards.

#### **4. PURPOSE OF THE REPORT**

4.1. Section 32 of the Act requires objectives in plan change proposals to be examined for their appropriateness in achieving the purpose of the Act, and the policies and methods of those proposals to be examined for their efficiency, effectiveness and risk in achieving the objectives. This report fulfils the obligations of the Council under section 32 of the Act. The analysis set out below should be read together with the text of proposed visitor accommodation provisions and the associated definitions.

#### **5. STATUTORY POLICY CONTEXT**

##### **Resource Management Act 1991**

5.1. The statutory framework for preparing a district plan (change), and assessing the merits of the application of provisions, is set out in Part 2, sections 31, 32 and 72 to 76 of the RMA.

5.2. **Part 2** of the RMA (through sections 5 to 8) sets out the purpose and principles of the Act, which requires an integrated planning approach and direction to promote the sustainable management of natural and physical resources. A district plan, through the development of objectives, policies and methods must achieve the purpose of the Act. Section 5 of the RMA is stated below:

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<sup>5</sup> Order Paper for Council (22 October 2015)

## **5 Purpose**

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—*
  - (a) *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
  - (b) *safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
  - (c) *avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

5.3. **Section 6** of the RMA sets out ‘matters of national importance’ that need be recognised and provided for in making decisions. Depending on the location in which visitor accommodation occurs, some of these matters of national importance, such as the protection of outstanding natural features and landscapes, will be relevant. The strategic and district wide provisions of the PDP, developed through Stage 1 of the review, set the framework for these matters of national importance, however the provisions for VA must have regard to this framework and its integration with the planning provisions for individual zones and/or locations:

5.4. **Section 7** lists ‘other matters’ that Council shall have particular regard to when making decisions. Those considered to be of most relevance to VA activities including the following:

- (b) *the efficient use and development of natural and physical resources:*
- (c) *the maintenance and enhancement of amenity values:*
- (f) *maintenance and enhancement of the quality of the environment:*
- (g) *any finite characteristics of natural and physical resources:*

5.5. **Section 8** requires that Council take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). The principles as they relate to resource management derive from Te Tiriti o Waitangi itself and from resource management case law and practice. They can be summarised as follows:

- a) That there must be active protection of the partnership between the two parties;
- b) That there is an obligation to act with reasonableness and good faith, with both parties being prepared to compromise;
- c) That dialogue and consultation will be the main way in which to give effect to the three principles outlined above.

The provisions in Chapter 5 (Tangata Whenua) of the Proposed District Plan, developed through Stage 1 of the review, provide the framework to achieve section 8 of the RMA.

- 5.6. **Section 31** of the RMA outlines the functions of territorial authorities as they relate to the contents and purpose of a district plan and is outlined below (relevant areas underlined to emphasise the provisions relevant to this evaluation). It is noted that s31 was amended in September 2017<sup>6</sup> to include the new (aa) below:

*31 Functions of territorial authorities under this Act*

- (1) *Every territorial authority shall have the following functions for the purpose of giving effect to this Act in its district:*
- (a) *the establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district:*
  - (aa) *the establishment, implementation, and review of objectives, policies, and methods to ensure that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the district:*
  - (b) *the control of any actual or potential effects of the use, development, or protection of land, including for the purpose of—*
    - (i) *the avoidance or mitigation of natural hazards; and*
    - (ii) *the prevention or mitigation of any adverse effects of the storage, use, disposal, or transportation of hazardous substances; and*
    - (ia) *the prevention or mitigation of any adverse effects of the development, subdivision, or use of contaminated land:*
    - (iii) *the maintenance of indigenous biological diversity:*
  - (c) *[Repealed]*
  - (d) *the control of the emission of noise and the mitigation of the effects of noise:*
  - (e) *the control of any actual or potential effects of activities in relation to the surface of water in rivers and lakes:*
  - (f) *any other functions specified in this Act.*
- (2) *The methods used to carry out any functions under subsection (1) may include the control of subdivision*

- 5.7. The proposed VA objectives help to achieve the integrated management of natural and physical resources and the purpose by enabling VA in zones where this activity supports the strategic direction of the PDP and the objectives for the zone, and restricting more intensive commercial VA in predominantly residential environments. This approach assists in managing potential effects of VA, such as traffic, noise and amenity values.

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<sup>6</sup> Resource Management Amendment Act (2017)

- 5.8. The provisions also implement **s31(aa)** above in giving effect to the purpose of the Act, both through mechanisms to protect housing availability for long term rental or residential use, and also through enabling VA in circumstances that contribute to demand from population growth and growth of visitor numbers and their associated accommodation needs. Definitions relevant to **s31(aa)** are contained in s30. It is considered that VA falls within both a type of 'housing' and a type of development capacity that is required to be provided for, as VA within an urban environment is considered to be 'urban development'. The provisions balance the effects of VA on reducing housing supply, whilst also enabling VA of an appropriate scale and location to meet demand for tourism accommodation.
- 5.9. The proposed approach to the management of visitor accommodation in the PDP is integrated with and complementary to the Otago Regional Council's functions pursuant to section 30 of the Act, associated with the following components of s 30 in particular:
- (a) **s30(a)** the establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the natural and physical resources of the region
  - (b) **s30(b)** the establishment, implementation, and review of objectives, policies, and methods to ensure that there is sufficient development capacity in relation to housing and business land to meet the expected demands of the region.
- 5.10. **Section 32** of the RMA sets out the requirements for preparing this evaluation report. An evaluation prepared under this section requires objectives in plan change proposals to be examined for their appropriateness in achieving the purpose of the Act, and the policies and methods of those proposals to be examined for their costs, benefits, efficiency, effectiveness and risk in achieving the objectives. This evaluation is undertaken throughout this report.
- 5.11. Section 32 was amended in September 2017 to include Changes to Māori participation, to require that Councils must engage with iwi authorities on draft plans and policy statements prior to notification (sch 1 clause 4A), and must consider iwi authority advice in section 32 evaluation reports. Iwi authorities were notified by letter of the timing of this review and plan change proposals and were invited to meet and/or provide comments. No responses have been received at the time of writing this report.

### **Local Government Act 2002**

- 5.12. Sections 14(c), (g) and (h) of the Local Government Act 2002 (LGA) set out the principles that territorial authorities must follow in performing its role, and are of relevance in terms of policy development and decision making:

*(c) when making a decision, a local authority should take account of—*

- (i) *the diversity of the community, and the community's interests, within its district or region; and*
- (ii) *the interests of future as well as current communities; and*
- (iii) *the likely impact of any decision on the interests referred to in subparagraphs (i) and (ii):*

(g) *a local authority should ensure prudent stewardship and the efficient and effective use of its resources in the interests of its district or region, including by planning effectively for the future management of its assets; and*

(h) *in taking a sustainable development approach, a local authority should take into account—*

- (i) the social, economic, and cultural interests of people and communities; and*
- (ii) the need to maintain and enhance the quality of the environment; and*
- (iii) the reasonably foreseeable needs of future generations*

5.13. The LGA emphasises a strong intergenerational approach, considering not only current environments, communities and residents but also those of the future. It demands a future focussed policy approach, balanced with considering current needs and interests. Like the RMA, the provisions also emphasise the need to take into account social, economic and cultural matters in addition to environmental ones.

5.14. Having regard to these provisions, the approach through this review is to provide a balanced framework in the District Plan for the regulation of VA, which is able to protect the housing needs of current and future generations, whilst also adequately providing for the accommodation needs of tourism growth. Furthermore, no less important is the need to ensure the provisions are presented in a manner that is clearly interpreted to facilitate effective and efficient District Plan administration.

### **Other National Legislation or Policy Statements**

5.15. When preparing district plans, (under s75) district councils must *give effect to* any National Policy Statement (NPS). There are 5 National Policy Statements that are in effect:

- (a) National Policy Statement on Urban Development Capacity 2016;
- (b) National Policy Statement for Freshwater Management 2014;
- (c) National Policy Statement for Renewable Electricity Generation 2011;
- (d) National Policy Statement on Electricity Transmission 2008; and
- (e) New Zealand Coastal Policy Statement 2010.

5.16. A National Policy Statement for Indigenous Biodiversity is in draft form. The National Policy Statement of most relevance to VA is the National Policy Statement on Urban Development Capacity 2016. This is discussed in more detail below.

## National Policy Statement on Urban Development Capacity (NPS-UDC)

- 5.17. The NPS-UDC came into force on 1 December 2016. The NPS-UDC has an overall intention to require local authorities to provide sufficient residential and business land capacity over the short (0-3 years), medium (3-10 years) and long term (10-30 years) to enable urban environments to grow and change. This is supported by new sections 30 and 31(aa) RMA 1991 which require as part of councils function in achieving Part 2, Council's to ensure sufficiency of supply of housing and business land.
- 5.18. Queenstown is identified as a 'High Growth Urban Area' and the NPS-UDC applies to the District as a whole. In accordance with the NPS-UDC, amongst other things the Council is required to:
- (a) begin to monitor indicators under policy PB6 by June 2017;
  - (b) begin to use indicators of price inefficiency under policy PB7 by 31 December 2017;
  - (c) complete the housing and business development capacity assessment under policy PB1 by 31 December 2017; and
  - (d) produce the future development strategy under policies PC12 to PC14 by 31 December 2018.
- 5.19. In a Queenstown context, the provisions of the NPS-UDC are considered to apply to VA, both as a use of, and demand on housing, and also as a business activity (for example commercial hotels and motels). Below is a discussion of the key objectives and policies of the NPS-UDC and its relevance to VA.

### Objectives:

- 5.20. The objectives of the NPS apply to all local authorities. There are four groups of objectives relating to their purpose, these are '*outcomes for decision making*', '*evidence and monitoring*', '*responsive planning*', and '*coordinated evidence and decision making*'.
- 5.21. Overall the objectives outline the process to be followed under the NPS and the key outcomes sought. Together they indicate a need to better understand urban environments, adapt to change, and enable sufficient capacity for housing and business. Although the provision of capacity for housing and business is a key aim of the NPS UDC, its objectives (and policies) do not solely focus on the provision of capacity at all costs. The monitoring, reporting and responsive planning requires consideration of the capacity and demand for housing and business land, as well as achieving effective and efficient urban environments that provide for 'choice' and the appropriate locations for urban development. The NPS UDC does not override or derogate from the normal statutory tests for any plan change, rather, they should form an



important part of a section 32 analysis alongside other relevant matters set out within the hierarchy of planning documents.

For example, OA1 and OA2 of the NPS state:

*OA1 Effective and efficient urban environments that enable people and communities and future generations to provide for their social, economic, cultural and environmental wellbeing*

*OA2 Urban environments that have sufficient opportunities for the development of housing and business land to meet demand, and which provide choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses.*

- 5.22. OA1 highlights the need to enable efficient urban environments that provide for the ‘four wellbeing’s’. OA2 focuses on the provision of sufficient capacity to meet demand, balanced with the need to provide for a range of housing choices and with consideration to present and future generations.
- 5.23. The VA provisions are considered to give effect to these objectives, as the increased restriction on standalone ‘holiday home’ type VA in urban zones (as a NC activity) will ensure that residential use of housing supply is protected; while low intensity use of residential housing (i.e. Homestay or restricted letting of whole house units) for VA is enabled at a scale which is considered to be appropriate to provide for choices, provide for social, economic, cultural and environmental wellbeing, whilst also serving a portion of demand for tourism accommodation.
- 5.24. OA3 and OC2 reflect the ongoing nature of monitoring, assessments and responsive planning required by the NPS-UDC; referencing urban environments and a planning response that develops and changes, over time.

OC2 of the NPS states:

*Local authorities adapt and respond to evidence about urban development, market activity and the social, economic, cultural and environmental wellbeing of people and communities and future generations, in a timely way.*

- 5.25. OC2 highlights that planning should respond to information about the market, to provide for the wellbeing of current and future generations. The VA provisions are considered to give effect to this objective through an approach which responds to current information about the price and supply of housing, and the impact that the use of residential housing as VA has on both of these factors.

## Policies

5.26. Policies PA1 to PA4 implement OA1 to OA3 (outcomes for planning decisions) and are the most directly relevant to planning decisions:

*PA1: Local authorities shall ensure that at any one time there is sufficient housing and business land development capacity according to the table below:*

<b>Short term</b>	<i>Development capacity must be feasible, zoned and serviced with development infrastructure.</i>
<b>Medium term</b>	<i>Development capacity must be feasible, zoned and either:</i> <ul style="list-style-type: none"><li><i>• serviced with development infrastructure, or</i></li><li><i>• the funding for the development infrastructure required to service that development capacity must be identified in a Long Term Plan required under the Local Government Act 2002.</i></li></ul>
<b>Long-term</b>	<i>Development capacity must be feasible, identified in relevant plans and strategies, and the development infrastructure required to service it must be identified in the relevant Infrastructure Strategy required under the Local Government Act 2002.</i>

5.27. PA1 requires local authorities to ensure provision of sufficient and 'feasible' housing and business capacity; and identifies that capacity for the short and medium terms must be zoned in the PDP. At the time of notifying these VA provisions, housing and business assessments under the NPS-UDC (due December 2018) are still being prepared. However, evidence on the dwelling capacity of the PDP has been provided by the Council during stage 1 of the PDP review through hearing Stream 12 (Upper Clutha mapping) and Stream 13 (Queenstown Mapping).

5.28. The dwelling capacity evidence presented to the hearings panels for both streams 12 and 13 illustrates that there is sufficient feasible development capacity for residential development in the short, medium and long term to give effect to PA1. This analysis was based on dwelling demand figures which incorporated a portion of 'unoccupied dwellings' which reflected both vacant or empty houses, as well as houses used for visitor accommodation<sup>7</sup>. Population demand figures also account for predicted growth in tourism numbers.<sup>8</sup>

5.29. Specifically, the results of the analysis demonstrate that there is a projected dwelling demand of 4,711 in the Queenstown ward at 2028 (medium term) and an estimated feasible development capacity of 20,494 in the current PDP. In the Wanaka ward, there is a projected dwelling demand of 2,376 at 2028 (medium term) and an estimated feasible development

<sup>7</sup> Para 7.6 to 7.8 <http://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/Hearings-Page/Hearing-Stream-13/Section-42A-Reports-and-Council-Expert-Evidence/Dwelling-Capacity-Evidence-received-19-June-2017/QLDC-13-Queenstown-Mapping-Kim-Banks-Supplementary-Statement-of-Evidence-29408407-v-2.pdf>

<sup>8</sup> Statement Of Evidence Of Walter Antony Clarke On Behalf Of Queenstown Lakes District Council Growth Projections 19 June 2017 <http://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/Hearings-Page/Hearing-Stream-13/Section-42A-Reports-and-Council-Expert-Evidence/Dwelling-Capacity-Evidence-received-19-June-2017/QLDC-13-Queenstown-Mapping-Walter-Clarke-Evidence-Dwelling-Capacity-29408194-v-1.pdf>

capacity of 10,994<sup>9</sup>. The estimated feasible residential development capacity is therefore more than sufficient to meet the PA1 requirements for the short term (to 2021) and medium term (to 2028) in both Queenstown and Wanaka. These results demonstrate that there is sufficient zoned capacity for residential use to 2028, as required by PA1.

5.30. In terms of business land, the evidence presented for Stream 13 indicated that the Wakatipu Ward has sufficient commercial zoned land for the short and medium terms (to 2038). A shortage of 18.6ha in the Wakatipu ward is however predicted to occur in the long term between 2038 and 2048. These results demonstrate that there is sufficient zoned capacity for business use to 2028, as required by PA1.

5.31. The proposed VA provisions are considered to give effect to the NPS-UDC through the following:

- (a) Restricting the use of whole residential houses for visitor accommodation, therefore maintaining residential housing capacity within residential zones.
- (b) Enabling low intensity use of residential houses and residential flats for residential visitor accommodation and 'homestays', to provide for a portion of VA demand.
- (c) Providing for VA development within defined VA sub-zones, commercial or town centre transition overlays to provide for a portion VA demand.
- (d) Providing some scope, via resource consents, to establish other forms of VA within residential and rural zones.
- (e) Maintaining the enabling approach to all types of VA in town centres and the business mixed use zone established through Stage 1 chapters of the PDP.

5.32. The changes proposed to the regulation of VA will ensure that sufficient housing capacity is maintained for residential use. The provisions also give effect to OA2 in providing 'choices' and a range of 'dwelling types' through the enabling approach to Homestays, and for VA within commercial or town centre overlays and defined VA sub-zones.

## PA2

**PA2: Local authorities shall satisfy themselves that other infrastructure required to support urban development are likely to be available.**

5.33. PA2 requires the integration of land use and infrastructure. The VA provisions will ensure that land in residential zones is used efficiently, which will assist in ensuring appropriate levels of demand on infrastructure services. Unless the scale of the visitor accommodation is very

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<sup>9</sup> Reply Of Philip Mark Osborne On Behalf Of Queenstown Lakes District Council Residential Capacity (6 October 2017) <http://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/Hearings-Page/Hearing-Stream-13/Council-Right-of-Reply/S0001-QLDC-T13-OsborneP-Residential-Capacity-Reply.pdf>

different to what has been observed, it is considered unlikely to create distinctly different demands on infrastructure to those of conventional residential activities in these zones.

### PA3

- PA3: When making planning decisions that affect the way and the rate at which development capacity is provided, decision-makers shall provide for the social, economic, cultural and environmental wellbeing of people and communities and future generations, whilst having particular regard to:
- a) Providing for choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses;
  - b) Promoting the efficient use of urban land and development infrastructure and other infrastructure; and
  - c) Limiting as much as possible adverse impacts on the competitive operation of land and development markets.

5.34. PA3 highlights the range of considerations to have regard to in providing for development capacity, including providing for wellbeing, a range of dwelling types, and limiting the effects of competitive development markets. The proposed regulatory approach gives effect to this policy through giving primacy to the residential use of dwellings (as opposed to commercial use) to improve housing supply and affordability. This approach may also limit adverse effects on the local development market whereby the extraordinary returns to be gained from carrying out VA in and around the District's outstanding natural landscapes and other attractive tourism offerings may be reduced, thus potentially reducing the attractiveness of housing as a speculative investment choice.

### PA4

- PA4: When considering the effects of urban development, decision-makers shall take into account:
- a) The benefits that urban development will provide with respect to the ability for people and communities and future generations to provide for their social, economic, cultural and environmental wellbeing; and
  - b) The benefits and costs of urban development at a national, inter-regional, regional and district scale, as well as the local effects.

5.35. PA4 requires consideration of the benefits and costs of urban development, and its relationship to social, economic, cultural and environmental wellbeing. An evaluation of the costs and benefits of the proposed regulatory approach to VA in urban zones is contained later in this report. The proposed approach is reflective of the need to provide for limited forms of VA due to the social and economic benefits this provides locally, regionally, and nationally; but also to limit

its occurrence to an appropriate level which is able to maintain residential supply and provide access to more affordable housing.

5.36. Overall, the VA provisions are considered to give effect to the NPS-UDC.

### **Resource Management National Environmental Standards Regulations (NES)**

5.37. National Environmental Standards (NES) are regulations made under the RMA that prescribe standards for specific activities most of which are not directly relevant to these provisions. When preparing district plans, (under s75) district councils must *give effect to* any relevant National Environmental Standard (NES). The NES have the effect of overriding district plans, unless otherwise stated within the NES. Section 43A (5) of the RMA states:

*43A(5) If a national environmental standard allows an activity and states that a resource consent is not required for the activity, or states that an activity is a permitted activity, the following provisions apply to plans and proposed plans:*

- (a) a plan or proposed plan may state that the activity is a permitted activity on the terms or conditions specified in the plan; and*
- (b) the terms or conditions specified in the plan may deal only with effects of the activity that are different from those dealt with in the terms or conditions specified in the standard; and*
- (c) if a plan's terms or conditions deal with effects of the activity that are the same as those dealt with in the terms or conditions specified in the standard, the terms or conditions in the standard prevail.*

5.38. There are currently 5 NES in effect:

- (a) National Environmental Standards for Air Quality
- (b) National Environmental Standard for Sources of Drinking Water
- (c) National Environmental Standards for Telecommunication Facilities
- (d) National Environmental Standards for Electricity Transmission Activities
- (e) National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

A number of other proposed environmental standards are also in development, however none of these are directly relevant to visitor accommodation.

### **NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NES-CS)**

5.39. The NES-CS seeks to ensure that land affected by contaminants in soil is appropriately identified and assessed before it is developed to avoid risk to human health. This requires all territorial authorities to give effect to and enforce the requirements of the NES-CS. Information addressing the NES-CS can form part of the information required to be submitted for resource consent applications under Schedule 4 (2)(1)(g) and the consideration of applications under section 104 where appropriate.

#### **NES Electricity Transmission Activities 2009 (NES-ETA)**

5.40. The rules relating to the National Grid and to protecting the National Grid are located within PDP Stage 1 Chapter 30: Energy and Utilities. The PDP recognises this by cross referencing to Chapter 30 Energy and Utilities for any activities associated with the National Grid. These provisions will apply where any visitor accommodation activity is undertaken within or adjoining the national grid corridor.

#### **Iwi Management Plans**

5.41. When preparing or changing a district plan, Section 74(2A) of the RMA states that Council's must take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the district.

5.42. The following iwi management plans are relevant:

*The Cry of the People, Te Tangi a Tauria: Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008 (MNRMP 2008)*

5.43. Section 3.4 'Takitimu Me Ona Uri: High Country and Foothills' contains the following policies that are relevant to visitor accommodation:

*Encourage consent and concession authorities to consider appropriate locations and durations for activities involving tourism, recreation and access to the high country. This includes assessing the long term and cumulative effects that the activity may have. Furthermore authorities should provide for the potential availability of improved techniques and processes that will reduce overall effects on high country landscapes.*

*Ensure that protocols are established to recognise for the accidental discoveries of cultural sites and material.*

5.44. The proposed provisions take account of these policies through the development of a regulatory approach which enables low intensity forms of visitor accommodation in appropriate zones/locations, and managing the long term and cumulative effects of VA on housing supply

and amenity. The strategic provisions of the plan through Chapters 3 and 6 also assist with the protection of high country landscapes. Accidental discovery protocols are implemented via resource consent processes and conditions of consent.

*Kāi Tahu ki Otago Natural Resource Management Plan 2005 (KTKO NRMP 2005)*

- 5.45. Part 10: Clutha/Mata-au Catchments *Te Riu o Mata-au* outlines the issues, and policies for the Clutha/Mata-au Catchments. Included in this chapter is a description of some of the Kāi Tahu ki Otago values associated with the Clutha/Mata-au Catchments. Generic issues, objectives and policies for all catchments across the Otago Region are recorded in Chapter 5.
- 5.46. Many of the general objectives and policies relate generally to the use, management and protection of water and biodiversity, and are not directly applicable to visitor accommodation. However, the need to ensure appropriate management of discharges and the effects of land use on water quality is a relevant consideration to any change of land use, whether rural or urban. This is reflected in the following policies:

**5.3.4 Wai Māori General Policies**

- 2. To promote the cultural importance of water to Kāi Tahu ki Otago in all water management within the Otago Region and Lower Waitaki Catchment.*
- 10. To encourage all stormwater be treated before being discharged.*
- 11. To encourage identification of non-point source pollution and mitigate, avoid or remedy adverse effects on Kāi Tahu ki Otago values*

Section 5.6 of the plan identifies issues, objectives and policies for cultural landscapes.

Policy 5.6.4 (3), 24 and 25 are relevant to visitor accommodation:

**5.6.4 Cultural Landscapes General Policies**

- 3. To promote the control of visitor and recreational activities that impact on significant landscapes.*
- 24. To discourage the erection of structures, both temporary and permanent, in culturally significant landscapes, lakes, rivers or the coastal environment.*
- 25. To discourage subdivisions and buildings in culturally significant and highly visible landscapes.*

- 5.47. The iwi management plans have been taken into account as part of the preparation of the Section 32 report and Visitor Accommodation provisions. The strategic provisions of the plan through Chapters 3 and 6 also assist with the protection of high country landscapes.

## Regional Policy Statements

### Operative Regional Policy Statement 1998

5.48. Section 74 of the Act requires that a district plan prepared by a territorial authority must “give effect to” any operative Regional Policy Statement. The operative Otago Regional Policy Statement 1998 (**RPS**) is the relevant regional policy statement to be given effect to within the District Plan. Objectives and policies of the ORPS relevant to the regulation of VA include:

*Objective 5.4.3 To protect Otago’s outstanding natural features and landscapes from inappropriate subdivision, use and development (Policy 5.5.6)*

*Objective 9.4.1 To promote the sustainable management of Otago’s built environment in order to:*

- (a) Meet the present and reasonably foreseeable needs of Otago’s people and communities; and*
- (b) Provide for amenity values, and*
- (c) Conserve and enhance environmental and landscape quality; and*
- (d) Recognise and protect heritage values*

*Objective 9.4.2 To promote the sustainable management of Otago’s infrastructure to meet the present and reasonably foreseeable needs of Otago’s communities (Policies 9.5.2 and 9.5.3)*

*Objective 9.4.3 To avoid, remedy or mitigate the adverse effects of Otago’s built environment on Otago’s natural and physical resources. (Policies 9.5.1 and 9.5.3 to 9.5.6)*

*Objective 11.4.1 Recognise and understand the significant Natural Hazards that threaten Otago’s communities and features (Policies 11.5.1, 11.5.6 and 11.5.7)*

5.49. Objectives 5.4.3 and Policy 5.5.6 seek to protect Otago’s outstanding natural features and landscapes from inappropriate subdivision, use and development. Objective 5.4.5 and Policies 5.5.3 to 5.5.5 promote sustainable land use and minimising the effects of development on water and land.

5.50. The promotion of sustainable management of the built environment and infrastructure, as well as avoiding or mitigating against adverse effects on natural and physical resources is also incorporated into Objectives 9.4.1, 9.4.2 and 9.4.3; as well as Policies 9.5.1 to 9.5.5. Objectives



11.4.1 and 11.4.2 seek to manage risks from natural hazards by identifying and then avoiding or mitigating the risks

### **Proposed Regional Policy Statement 2015**

5.51. Section 74(2) of the RMA requires that a district plan prepared by a territorial authority shall "have regard to" any proposed regional policy statement. The Proposed Otago Regional Policy Statement (**PRPS**) was notified for public submissions on 23 May 2015, and decisions on submissions were released on 1 October 2016. The following is based on the PRPS Decision version: 1 October 2016

*Objective 4.3 Infrastructure is managed and developed in a sustainable way.*

Related Policies:

- Policies 4.3.1 – 4.3.4 associated with managing infrastructure.

*Objective 4.5 Urban growth and development is well designed, reflects local character and integrates effectively with adjoining urban and rural environments.*

Related policies:

*Policy 4.5.1 Managing for urban growth and development.*

*Manage urban growth and development in a strategic and co-ordinated way, by all of the following:*

- a) Ensuring there is sufficient residential, commercial and industrial land capacity, to cater for the demand for such land, over at least the next 20 years;*
- b) Coordinating urban growth and development and the extension of urban areas with relevant infrastructure development programmes, to provide infrastructure in an efficient and effective way;*
- c) Identifying future growth areas and managing the subdivision, use and development of rural land outside these areas to achieve all of the following:*
  - i. Minimise adverse effects on rural activities and significant soils;*
  - ii. Minimise competing demands for natural resources;*
  - iii. Maintain or enhance significant biological diversity, landscape or natural character values;*
  - iv. Maintain important cultural or historic heritage values;*
  - v. Avoid land with significant risk from natural hazards;*
- d) Considering the need for urban growth boundaries to control urban expansion;*

- e) *Ensuring efficient use of land;*
- f) *Encouraging the use of low or no emission heating systems;*
- g) *Giving effect to the principles of good urban design in Schedule 5;*
- h) *Restricting the location of activities that may result in reverse sensitivity effects on existing activities.*

5.52. The majority of the provisions of the Decisions Version have been appealed and mediation is currently taking place. Accordingly, limited weight can be provided to the Decisions Version of the PRPS at this time. However, the provisions of PRPS are relevant in identifying a direction in ensuring plans provide for sufficient urban land capacity, where this is coordinated and integrated with infrastructure, and provides good urban design.

### **Regional Plans**

5.53. Section 75 of the RMA states that a district plan must not be inconsistent with a regional plan. There are no regional plans determined to be of particular relevance to the regulation of visitor accommodation.

### **Proposed District Plan**

#### **Notified PDP 26 August 2015**

5.54. The council is undertaking a staged review of the proposed district plan. Hearings on Stage 1 chapters and provisions completed in October 2017 and decisions on provisions are anticipated to be released in the first quarter of 2018. The decision on Chapter 43: Millbrook was released on 18 October 2017. Stage 1 of the PDP review incorporated the 'strategic' plan provisions (Chapters 3 to 6), and the majority of urban zones and rural zones.

5.55. The stage 1 provisions of the PDP do not have 'legal effect' under the RMA (s86B) until the decisions on provisions is publicly notified. In the interim, Council as the consent authority is able to give 'weight' to objectives, policies, and other issues, reasons, or methods in plans before the plan becomes operative.

5.56. Although a decision on provisions is not yet available for Stage 1 of the review (with the exception of Chapter 43: Millbrook), the notified versions of the provisions are indicative of council's strategic approach to the management of land use and development, and the achievement of Part 2 of the RMA. In terms of *King Salmon*<sup>10</sup>, it is necessary for this s32

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<sup>10</sup> Environmental Defence Society Inc v New Zealand King Salmon Company Ltd, [2014] NZSC 38.

analysis to resort to Part 2 as the three exceptions<sup>11</sup> apply to the Stage 1 text as it is considered to be 'uncertain' until it is made operative (s86F).

5.57. However, it has been the Council's evidence (including through Hearing Streams 1-13 on the text of the PDP) that its reply version of the Stage 1 chapters give best effect to Part 2 of the RMA, and therefore give substance to Part 2 of the Act although it is acknowledged that at this stage the changes in the reply versions, have no more weight than other submissions recommending changes.

5.58. The 'hierarchy' within the plan (established by the strategic chapters 3-6) means that the zones and their associated rules need to achieve the relevant zone's objectives and policies, which in turn need to achieve the higher order objectives and policies as set out in the Strategic Direction chapter. The objectives subject to this s32 analysis for visitor accommodation are considered to be the most appropriate way of achieving the purpose of the Act, also having regard to the Stage 1 provisions and the strategic hierarchy of the PDP.

5.59. As such, below provides a summary of the relevant parts of Stage 1 of the PDP (notified and reply versions) which the visitor accommodation provisions have taken account of, as a means to achieve the zone and higher order objectives and policies of the plan.

### **Strategic Direction Chapter 3**

#### ***Notified Provisions***

*Objective - 3.2.2.1 Ensure urban development occurs in a logical manner:*

- *to promote a compact, well designed and integrated urban form;*
- *to manage the cost of Council infrastructure; and*
- *to protect the District's rural landscapes from sporadic and sprawling development.*

*Policy 3.2.2.1.3 Manage the form of urban development within the UGBs ensuring:*

- *Connectivity and integration with existing urban development;*
- *Sustainable provision of Council infrastructure; and*
- *Facilitation of an efficient transport network, with particular regard to integration with public and active transport systems*

*Policy 3.2.2.1.5 - Ensure UGBs contain sufficient suitably zoned land to provide for future growth and a diversity of housing choice.*

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<sup>11</sup> Where there is illegality, incomplete coverage of an issue, or uncertainty of meaning in a higher order planning document, Part 2 will still be relevant. See King Salmon at [88].

*Objective 3.2.3.1 - Achieve a built environment that ensures our urban areas are desirable and safe places to live, work and play*

*Policy 3.2.3.1.1 Ensure development responds to the character of its site, the street, open space and surrounding area, whilst acknowledging the necessity of increased densities and some change in character in certain locations.*

*Objective 3.2.6.1 Provide access to housing that is more affordable*

*Policy 3.2.6.1.1 Provide opportunities for low and moderate income Households to live in the District in a range of accommodation appropriate for their needs.*

*Objective 3.2.6.2 Ensure a mix of housing opportunities*

*Policy 3.2.6.2.1 Promote mixed densities of housing in new and existing urban communities*

### **Reply provisions**

5.60. The below provides a summary of the relevant parts of Stage 1 of the PDP (**reply version**)

**3.2.1.4** Objective – ~~Recognise and provide for~~ The significant socioeconomic benefits of tourism activities across the District ~~are provided for and enabled.~~

**Policy**

**3.2.1.4.1** Enable the use and development of natural and physical resources for tourism activity where adverse effects are avoided, remedied or mitigated.

5.61. Strategic Direction Chapter 3 brings together key resource management issues for the District in a concise manner and provides a policy framework that establishes the rationale and intended direction for the other components of the District Plan. The Strategic Directions of the PDP overall focuses future urban development within identified urban growth boundaries with urban zones that provide for urban growth to meet the needs of the District.

5.62. The provisions included above reflect a desire to provide for a range of housing choices, and access to housing that is more affordable. Through the hearings a new objective (3.2.1.4) and policy (3.2.1.4.1) were recommended in the reply version of the chapter (shown above) which also reflect the need to provide for and enable tourism, where adverse effects are avoided, remedied or mitigated.

5.63. The VA provisions of the urban zone chapters achieve these higher order objectives and policies through better balancing the effects of VA on housing supply and affordability and enabling tourism activity, whilst generally enabling VA in appropriate locations through a restricted discretionary, non-notified activity consent framework in the higher intensity Town

Centre, Mixed Use and High Intensity Residential zones and by avoiding and mitigating likely adverse effects in lower intensity residential zones by making it non-complying over a defined scale.

## **Urban Development Chapter 4:**

### ***Notified Provisions***

4.2.3 *Objective – Within Urban Growth Boundaries, provide for a compact and integrated urban form that limits the lateral spread of urban areas, and maximises the efficiency of infrastructure operation and provision.*

*Policies 4.2.3.1 Provide for a compact urban form that utilises land and infrastructure in an efficient and sustainable manner, ensuring:*

- connectivity and integration;*
- the sustainable use of public infrastructure;*
- convenient linkages to the public and active transport network; and*
- housing development does not compromise opportunities for commercial or community facilities in close proximity to centres.*

4.2.3.6 *Development improves connections to recreational and community facilities, and enhances the amenity and vibrancy of urban areas*

4.2.4 *Objective - Manage the scale and location of urban growth in the Queenstown Urban Growth Boundary*

4.2.4.2 *Ensure that development within the Queenstown Urban Growth Boundary:*

- Provides a diverse supply of residential development to cater for the needs of residents and visitors*
- Provides increased density in locations close to key public transport routes and with convenient access to the Queenstown Town Centre*
- Provides an urban form that is sympathetic to the natural setting and enhances the quality of the built environment*
- Provides infill development as a means to address future housing demand*
- Provides a range of urban land uses that cater for the foreseeable needs of the community*

4.2.5 *Objective - Manage the scale and location of urban growth in the Arrowtown Urban Growth Boundary.*

4.2.5.2 *Ensure that development within the Arrowtown Urban Growth Boundary provides:*

- *an urban form that is sympathetic to the character of Arrowtown, including its scale, density, layout and legibility in accordance with the Arrowtown Design Guidelines 2016.*

4.2.6 *Objective - Manage the scale and location of urban growth in the Wanaka Urban Growth Boundary.*

4.2.6.2 *Ensure that development within the Wanaka Urban Growth Boundary:*

....

- *Facilitates a diversity of housing supply to accommodate future growth in permanent residents and visitors*

5.64. The PDP Chapter 4 (Urban Development) sets out the objectives and policies for managing the spatial location and layout of urban development within the District. Council's position on the provisions was largely unchanged following the hearing of submissions. They seek to provide for coordinated planning of urban capacity, infill development within existing urban areas, and for existing urban settlements to become better connected. A number of provisions relate to the need to provide for a range of housing needs and the efficient use of land through infill development to meet predicted growth, whilst also maintaining the amenity and character of the Districts key urban settlements.

5.65. The VA provisions of the urban zone chapters achieve these higher order objectives and policies through ensuring the efficient use of residential areas primarily for housing, but also balanced with the need to provide accommodation choice for visitors at an appropriate scale.

## **Tangata Whenua Chapter 5**

### ***Notified version***

5.4.1 *Objective - Promote consultation with tangata whenua through the implementation of the Queenstown Lakes District Plan.*

5.4.1.1 *Ensure that Ngāi Tahu Papatipu Rūnanga are engaged in resource management decision-making and implementation on matters that affect Ngāi Tahu values, rights and interests, in accordance with the principles of the Treaty of Waitangi.*

5.4.5 *Wāhi tūpuna and all their components are appropriately managed and protected.*

*Policies*

- 5.4.5.1 *Identify wāhi tūpuna and all their components on the District Plan maps and protect them from the adverse effects of subdivision, use and development.*
- 5.4.5.2 *Identify threats to wāhi tūpuna and their components in this District Plan.*

5.66. The proposed VA provisions do not directly implement these provisions of Chapter 5. However the implementation methods established under Chapter 5, in addition to the information required to be submitted for resource consent applications under Schedule 4 (and the consideration of applications under section 104) provide a mechanism for the involvement of tangata whenua through the implementation of the PDP and for these policies to be considered.

## **Landscapes Chapter 6**

### **6.3.3 Objective - Protect, maintain or enhance the district's Outstanding Natural Features (ONF).**

#### *Policies*

- 6.3.3.1 *Avoid subdivision and development on Outstanding Natural Features that does not protect, maintain or enhance Outstanding Natural Features.*
- 6.3.3.2 *Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Landscapes adjacent to Outstanding Natural Features would not degrade the landscape quality, character and visual amenity of Outstanding Natural Features.*

### **6.3.4 Objective - Protect, maintain or enhance the District's Outstanding Natural Landscapes (ONL).**

#### *Policies*

- 6.3.4.1 *Avoid subdivision and development that would degrade the important qualities of the landscape character and amenity, particularly where there is no or little capacity to absorb change.*

### **6.3.5 Objective - Ensure subdivision and development does not degrade landscape character and diminish visual amenity values of the Rural Landscapes (RLC).**

#### *Policies*

- 6.3.5.1 *Allow subdivision and development only where it will not degrade landscape quality or character, or diminish the visual amenity values identified for any Rural Landscape.*

5.67. Chapter 6 establishes the objectives and policies for the protection of s6 and s7 landscapes. The landscape classifications of Chapter 6 are not directly related to these VA provisions. Although Jacks Point and Arthurs Point contain urban land considered to be within the Outstanding Natural Landscape these zones are something of an anomaly. The only change proposed to the Jacks Point Zone is to align with the refined definitions of VA, which does not affect the landscape classifications. Moreover, the provisions proposed do not alter the PDP approach to built form and therefore will not alter the way subdivision and development affects landscape character the visual amenity values of rural landscapes.

## 6. RESOURCE MANAGEMENT ISSUES

### The context

#### Tourism

6.1. Tourism is a fast growing and important economic sector for the District and wider national economy. The number of international visitor arrivals into New Zealand has increased significantly and the growth of visitor arrivals within the District has been both significant and sustained. This is reflected in the total number of passenger movements (which includes an arrival and departure) through Queenstown Airport which increased by 8% in 2014, 14% in 2015 and 18% in 2016<sup>12</sup> equating to approximately 900,000 visitor arrivals (Figure 1).

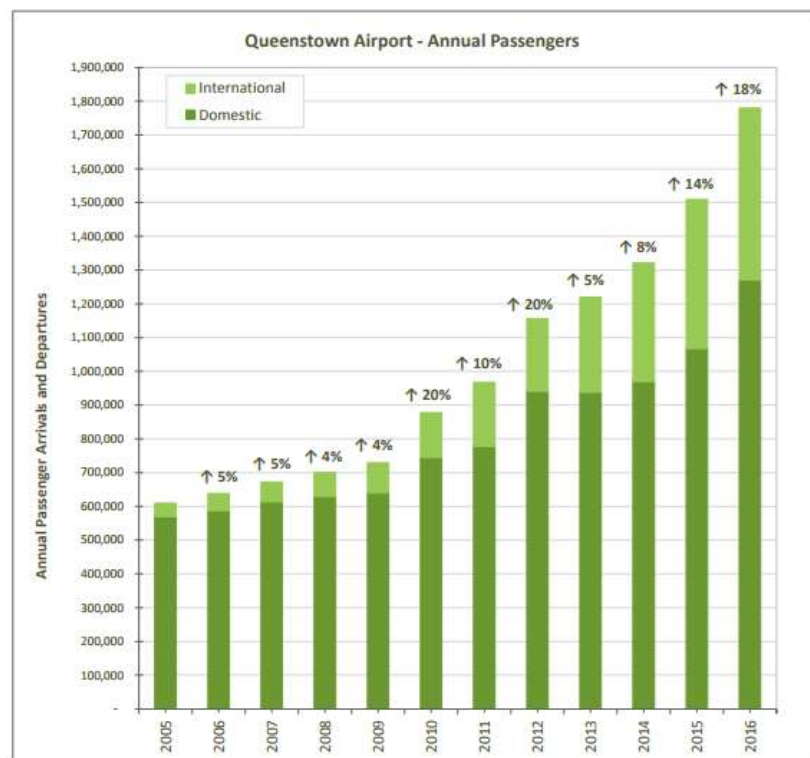


Figure 1: Queenstown Airport annual passenger numbers<sup>12</sup>



- 6.2. An increase in the number of visitors is anticipated to continue. The Queenstown Airport Corporation<sup>12</sup> forecasts 3.2 million visitor movements through Queenstown's Airport annually by 2025 and up to 7.1 million by 2045. The number of visitors is approximately half the number of movements (which includes an arrival and departure) and so these predictions reflect approximately 1.6 million people arriving annually by 2025 and approximately 3.55 million by 2045. While analysis shows potential movements of up to 7.1 million by 2045, the Queenstown Airport Corporation considers 5 million movements, or 2.5 million arrivals, to be a more sustainable target<sup>12</sup>.
- 6.3. Detailed population projections have been prepared for the Council's Long Term Plan (LTP) asset management and planning functions by Rationale Ltd<sup>13</sup> based on Statistics New Zealand projections. This analysis estimates that the number of visitors to the District on an average day will increase from 24,900 in 2018; to 31,500 in 2028; and 42,100 by 2058. On a peak day, Rationale Ltd<sup>13</sup> predicts that the number of visitors to the District will be 79,300 in 2018, increasing to 99,700 in 2028 and 138,700 by 2058.
- 6.4. This level of growth brings about a wide range of economic benefits. For example, the Infometrics<sup>1</sup> report shows that Airbnb accommodation within the District generated \$68.6 million revenue for hosts over the 11 months to August 2018, with the average Airbnb host generating \$19,886 in this period. This is about two and a half times more than the average New Zealand Airbnb listing.
- 6.5. Growth without sustainable management however gives rise to a variety of resource management issues that the Council must recognise and provide for through District Plan objectives, policies and rules. In particular, the emergence of the online shared economy and its peer-to-peer lending platforms, such as Airbnb and Bookabach, has given rise to significantly increased rates of letting of private residential dwellings/units for short term VA purposes to a point where it appears to be playing a detrimental role in the housing market. Infometrics<sup>1</sup> reports unprecedented growth in the number of Airbnb listings within the District which increased by 61% over the 11 months to August 2017 with the number of separate listings equating to 14% of the District's total housing stock.

### **Housing Affordability**

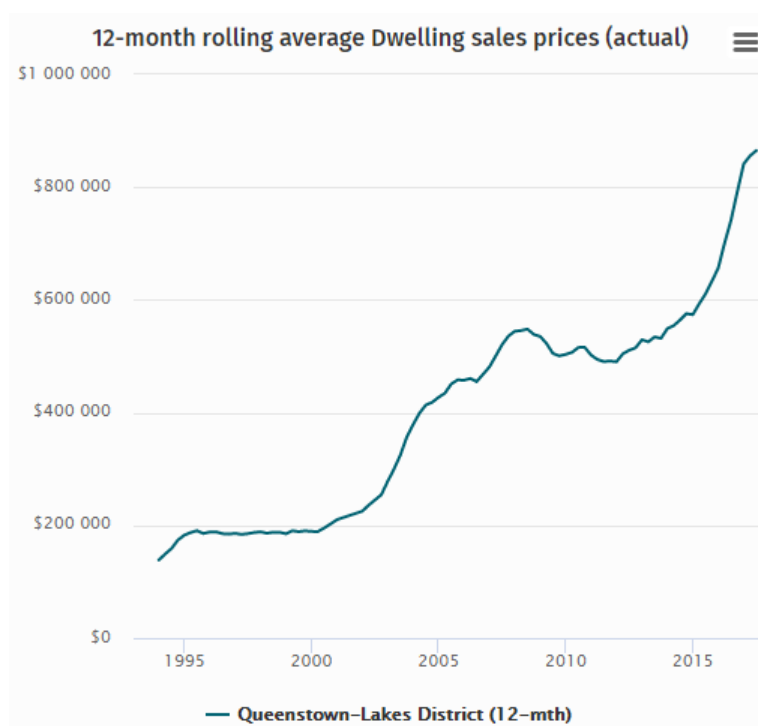
- 6.6. The District is recognised as having some of the least affordable housing in New Zealand. House price-to-income multiples are an internationally recognised measure of housing affordability endorsed by the Agenda 21 UN framework and by the World Bank. This 'medium

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<sup>12</sup> Queenstown Airport Corporation Master Plan Options summary document (2017)

<sup>13</sup> Rationale Limited, QLDC Growth Projections to 2058 (2017)

multiple' provides a measure of affordability where the medium house price is divided by the gross annual medium household income. Using this measure, the District is currently shown as being the least affordable market in New Zealand with the medium house price (\$850,000) being 11.72 times the medium household income (\$72,497)<sup>14</sup>. An “affordable” housing market in the District would see homes at 4.0 – 6.0 times the annual medium household incomes, equating to medium house prices under \$430,000<sup>14</sup> based on current average incomes. While recent prices may appear to be stabilising, the positivity of the long term trends observed by MBIE<sup>15</sup> suggest this may be a temporary levelling point in the cyclical fluctuation of prices which show no signs of decreasing relative to incomes and remain significantly unaffordable (Figure 2).



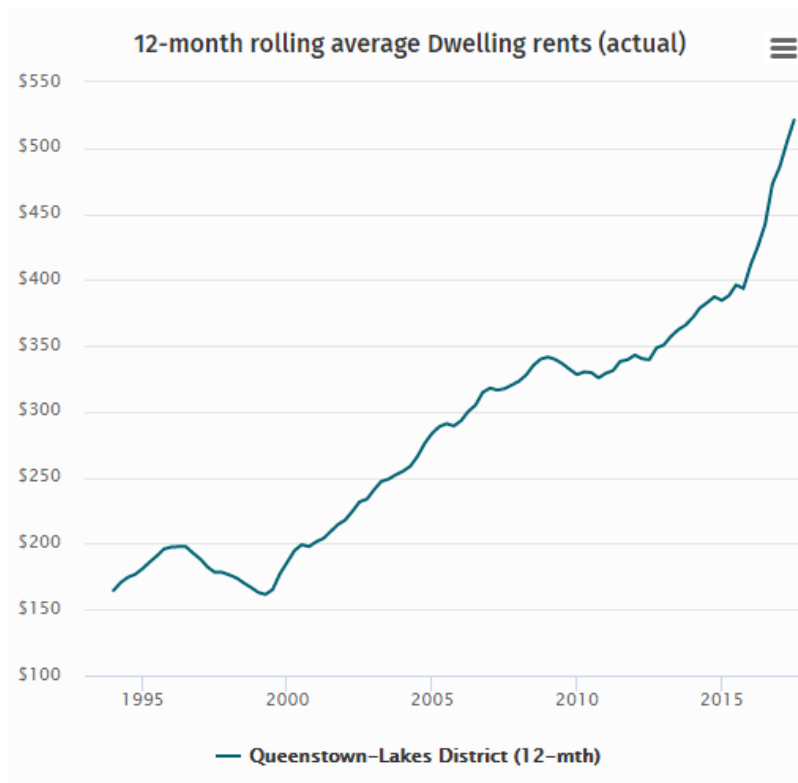
**Figure 2:** Queenstown Lakes District actual dwelling sale prices December 1993 – June 2017<sup>Error! Bookmark not defined.</sup>

6.7. The District’s rental prices demonstrate a similar trajectory (Figure 3). As at March 2017 average rents in the District surpassed average rents in Auckland (\$521 in Queenstown compared to \$502 per week in Auckland)<sup>15</sup>. Average weekly rents across the District increased by \$79 from June 2016 (\$442) to June 2017 (\$521), with the most significant increase being in the Wakatipu Ward from \$450 to \$557 (a difference of \$107)<sup>15</sup>. Using the

<sup>14</sup> Community Housing Aotearoa, Mayoral Housing Affordability Taskforce (October 2017)

<sup>15</sup> Ministry of Business, Innovation and Employment, Urban Development Capacity Dashboard (2017) <https://mbienz.shinyapps.io/urban-development-capacity/>

'medium multiple' method, an affordable weekly rental rate for a household on the medium income in the District would be \$400 - \$600 per week for a household<sup>14</sup>.



**Figure 3:** Queenstown Lakes District actual rental prices December 1993 – June 2017<sup>Error! Bookmark not defined.</sup>

## Population Growth

- 6.8. The District is experiencing a period of significant economic and population growth. Infometrics<sup>16</sup> shows evidence of exponential population growth over the last 4 – 5 years in particular with annual increases of 1.4% in 2012, 4% in 2014 and 7.1% in 2016. This level of growth is substantially higher than the New Zealand annual average of just 2.1% in 2016.
- 6.9. Rationale Limited<sup>13</sup> were engaged by the Council to review and prepare growth projection scenarios. Their 40 year growth scenario produced out to 2058 shows the District's population almost doubling between 2018 and 2058, from 38,000 to 74,700 residents with the period of most rapid growth occurring in the next 10 – 15 years.

<sup>16</sup> Infometrics, Queenstown Lakes District Population at a Glance (2016)  
<https://ecoprofile.infometrics.co.nz/queenstown-lakes%2bdistrict/Population>

6.10. These growth projections set the scene for continuing pressure on the construction sector, developers, central and local government to maintain a sufficient supply of housing and infrastructure to facilitate this growth. As identified above, the context for this growth is a housing market that already has highly challenging housing affordability conditions and an increasingly high proportion of the housing stock being used for VA activities.

**Key Issues**

**Issue 1 - Visitor accommodation and housing availability**

6.11. To better understand the relationship between short term private residential VA activities and housing availability, Infometrics<sup>2</sup> assessed the characteristics of all Airbnb listings within the District over 11 months to August 2017. They identified the type of listings (i.e whole house/unit, private room or shared room), the size of the listings (i.e the number of bedrooms per listing), their occupancy rate (i.e how often they were let), and rate of availability (i.e how often they were made available to visitors).

6.12. The infometrics<sup>2</sup> report identified 4,106 Airbnb listings in the District in August 2017. Table 1 below breaks this down into the type of Airbnb listings available in the District. It demonstrates that a significant proportion (67%) of all listings are entire homes or apartments. Just 32.9% of the listings were for private or shared rooms. The high proportion of whole houses/apartments illustrates that many listings, if not used for visitor accommodation, are likely to be otherwise suitable as rental properties. Table 1 also demonstrates there is a greater proportion of entire homes/apartments listed for VA activities within the District than in other parts of the country.

**Table 7: Airbnb listings by type, August 2017**

Type of listing	Queenstown-Lakes District		New Zealand	
	Number	Proportion*	Number	Proportion*
Entire home/apt	2,759	67%	22,917	50%
Private room	1,306	32%	22,320	49%
Shared room	36	0.9%	689	1.5%

\*Total shares may not add to 100% due to some observations missing information on listing type (<1%)

**Table 1: Airbnb listings by type<sup>2</sup>**

6.13. Table 2 below breaks down all entire house/apartment listings by their number of bedrooms. It illustrates that a high proportion of those entire home/apartment listings comprise properties with three or more bedrooms (58%). As such, there are a significant number of entire homes being utilised for short term VA that could otherwise be suitable for families or groups of long term residents. However, this may also identify that there is demand for a type of VA that

provides for families and large groups not being adequately met in other commercial types of VA (i.e hotels/motels).

**Table 8: Entire house/unit Airbnb listings by number of bedrooms, August 2017**

Number of bedrooms	Queenstown-Lakes District		New Zealand	
	Number	Proportion	Number	Proportion
1	546	20%	7263	32%
2	602	22%	6225	27%
3	916	33%	5585	24%
4+	695	25%	3844	17%

\*Total shares may not add to 100% due to some observations missing information on number of bedrooms (<1%)

**Table 2:** Entire house/unit Airbnb listings by number of bedrooms<sup>2</sup>

6.14. Table 3 below shows the proportion of time Airbnb properties were available over the study period. Overall, it shows that all listings were available for let for large periods of time.

**Table 9: The proportion of time Airbnb properties have been available for over the 11 months to August 2017**

	Queenstown-Lakes District	New Zealand
Entire houses/units	71%	68%
All listing types	69%	70%

**Table 3:** Proportion of time Airbnb listings were available<sup>2</sup>

6.15. Table 4 below shows the average occupancy rate of Airbnb listings over the study period (this data also accounts for and removes 'blocked out' dates). This shows that listings were occupied 32% of the time and that the District's listings have a higher occupancy rate than those in other parts of the country. These occupancy rates remain lower than commercial VA operations however which are the dominant supplier of VA in the District. This is to be expected given the sole purpose of commercial accommodation is to gain and maintain market position within the sector and secure higher comparative levels of occupancy.

**Table 6: Average occupancy rate in the 11 months to August 2017**

Occupancy	Queenstown-Lakes District	New Zealand
Airbnb	32%	25%
Commercial accommodation*	64%	45%
Airbnb as % of commercial	50%	55%

\* Commercial accommodation for August 2017 is estimated using July 2017 annual growth rates from the Commercial Accommodation Monitor (CAM)

**Table 4:** Average occupancy of Airbnb listings<sup>2</sup>

- 6.16. Looking closer at the occupancy and availability data it can be inferred what happens with the wider house/apartment listings market over the study period. If those whole house/apartment listings were available 71% of the time within the 11 month study period (being the 335 days between 1 October 2016 and 31 August 2017), this would equate to 238 available days for letting on Airbnb, and 97 unavailable days. Infometrics<sup>2</sup> reports an average occupancy rate of 32% which would equate to 76 occupied days out of the total 238 available days. In light of this, it can be inferred that an average whole house/apartment listing could not realistically be used as a place of long term residence, however this is hard to confirm without detailed data on longer term rental activity. Nevertheless, it is not certain that owners or tenants would reside in such a property for short periods of intervening available or unoccupied time. Whether these large properties would be made available for rental purposes for such a limited period of time will also depend on the personal circumstances of different owners.
- 6.17. Although it is difficult to make definitive conclusions about the highly variable patterns of rental activities taking place, it is reasonable to conclude that a significant and increasing number of those whole house/apartment listings are being used exclusively for short term VA activities. The Infometrics<sup>2</sup> report supports this view, suggesting directly that “Airbnb has made a significant encroachment on the Queenstown-Lakes rental pool and made finding accommodation for residents substantially more difficult”.<sup>17</sup>
- 6.18. The Infometrics<sup>2</sup> report highlights a clear financial motivation behind this type of activity. In particular, the report suggests that an average Airbnb listing in the district generated \$19,886 over the 11 month study period. This level of income is 2.5 times greater than the New Zealand average of \$8,221 per property and the average earnings per property and per room are significantly higher than Auckland’s (Table 5). This level of earnings is also reflects the high rates of properties listed being three or more bedrooms (58%, as discussed above) which also return greater daily rates (due to having multiple rooms).

**Table 11: Earnings from Airbnb in the 11 months to August 2017**

	Queenstown-Lakes District	Auckland	New Zealand
Total earnings	\$68,640,982	\$79,467,429	\$292,186,744
Average earnings per property	\$19,886	\$6,498	\$8,221
Average daily rate per room	\$109	\$73	\$73

**Table 5:** Airbnb earnings<sup>2</sup>

<sup>17</sup> Infometrics, Measuring the scale and scope of Airbnb in Queenstown-Lakes District, Infometrics (October 2017, page 3)

### **Summary of Airbnb and housing affordability**

- 6.19. Infometrics<sup>2</sup> illustrates the scale and intensity of residential VA activities within the District. They show that a significant number of listings comprise whole houses/apartments and that these properties are likely to be used exclusively for VA purposes. It is therefore likely that a high proportion of these properties have been removed from the general pool of accommodation available for long term residents. A clear financial incentive, driven by the District's population and employment growth, and burgeoning tourism growth and the high returns available from VA is likely to be driving this behaviour.
- 6.20. Although there is insufficient evidence to confirm a direct causative relationship between the growth of residential VA activities and the District's high rental and property prices, it is reasonable to assume that residential VA activities, by removing properties from the general pool of accommodation, are an important contributing factor to the Districts housing affordability challenge.

### **Issue 2 – Impacts on residential amenity**

- 6.21. As part of their assessment, Infometrics<sup>2</sup> analysed the scale of Airbnb listings in respect to the District's planning zones (both ODP and notified PDP zones). Table 6 below shows the proportion of all Airbnb listings within each zone. It illustrates that the Low Density Residential Zone has the most Airbnb listings at 49% or 1,703 individual properties. The High Density Residential, Township, Medium Density Residential and Rural Lifestyle and Zones contain much of the remaining listings, comprising 25.5% of those identified in the study period.

**Table 25: Airbnb listings by zone in October 2016 and August 2017**

The number of Airbnb listings on average per month*		
Zones	% of total	Total
Low Density Residential	49%	1,703
High Density Residential	11%	375
Township (Operative)	5.0%	172
Medium Density Residential	4.9%	170
Rural Lifestyle	4.6%	158
Special Zone - Shotover Country	4.4%	154
Large Lot Residential	3.2%	112
Rural Residential	2.8%	98
Special Zone - Resort	2.7%	93
Rural	2%	76
High Density Residential (Operative)	1.7%	58
Special Zone - Quail Rise	1.4%	47
Rural Visitor	1.2%	40
Arrowtown Residential Historic Management Zone	1%	36
Gibbston Character Zone	0.8%	27
Town Centre Queenstown	0.7%	24
Special Zone - Remarkables Park	0.6%	21
Penrith park	0%	16
Special Zone - Meadow Park	0.3%	11
Special Zone - Mount Cardrona Station	0.3%	10
Open Space (Operative)	0.2%	7
Town Centre Wanaka	0%	6
Business Mixed Use	0.2%	6
Special Zone - Bendemeer	0.1%	4
Other	1.0%	34
<b>Queesntown-Lakes District Total</b>		<b>3,458</b>

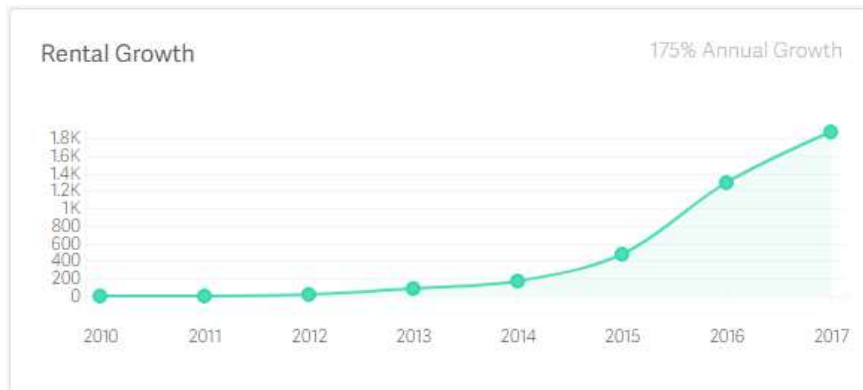
**Table 6: Proportion of all Airbnb listings within each planning zone<sup>2</sup>**

6.22. Infometrics<sup>2</sup> also found that the number of Airbnb listings increased substantially across all planning zones, with growth rates in the Low, Medium and High Density zones at 63%, 43% and 52% respectively over the 11 month study period to August 2017.

6.23. AirDNA<sup>18</sup> (a website which examines Airbnb activity in urban centres around the world) shows evidence of similar growth patterns over a longer period of time. It provides evidence of a sustained and significant increase in the number of listings on Airbnb over a 7 year period between 2010 – 2017 (Figure 4) equating to an annual growth rate of 175% within the immediate Queenstown area (Figure 5 - Note AirDNA data does not include other areas of the District). This also reflects the consolidation of short term letting into an increasingly dominant single ubiquitous international online platform.

<sup>18</sup> AirDNA, Market Overview – Queenstown (2017)  
<https://www.airdna.co/market-data/app/nz/otago/queenstown/overview>





**Figure 4:** Queenstown area Airbnb listings 2010 – 2017<sup>18</sup>



**Figure 5:** AirDNA survey area – Queenstown area only<sup>18</sup>

6.24. Given the encroachment and significant growth of short term visitor accommodation activities within the District’s residentially zoned land, it is necessary to consider potential adverse effects associated with the co-location of these land use activities.

**Issue 3 – Residential Cohesion and Character**

6.25. As part of Plan Change 23 (Visitor Accommodation and Residential Amenity) Council sought to address the location of VA units and define the role of VA within residential areas. Hill Young

Cooper Ltd<sup>19</sup> prepared a discussion paper on the relationship between residential coherence and VA. The paper defined residential coherence as a product of three main elements:

1. Stability – where the rate and scale of the incursion of non-residential activities is limited so that the majority of residents have other permanent residents as neighbours (owner occupiers or longer term renters).
2. Character – more domestic forms of development prevail, even if they are at a higher density, and where there are clear signs of permanent occupation, with an integration of the built and open spaces (gardens, trees and open spaces).
3. Identity – there is a sense of containment to the neighbourhood, such as not being cut in two by a busy main road, and where there is some sense of common identity in terms of relationship to views, open spaces and orientation which offer reasonable access to daylight and sunlight.

6.26. Elements one and two in particular emphasise the prevalence of domestic development and the permanency of residential activities, while element three addresses the significance of a sense of neighbourhood identity and containment within an area.

6.27. In their report, Hill Young Cooper<sup>19</sup> considered the intermixing of VA activities with residential development tends to adversely impact the integrity of community cohesion, possibly resulting in noise and parking issues and a reduced feeling of safety. In particular, feedback obtained from the Issues and Options paper for Plan Change 23 identified the following impacts of visitor accommodation activities on residential cohesion:

- loss of neighbours/residential feel – feeling of not being in a stable neighbourhood and uncertainty about where the area is “headed” if there is a constant expansion of visitor accommodation developments
- Reduced sense of safety from more strangers about, not knowing neighbours, large number of empty units during off peak times leading to a sense of isolation.
- The loss of a domestic feeling to the built form. Larger building masses with a uniform appearance tend to dominate. The individuality created by owners or long term renters adding features to their houses or gardens is lost as complexes are managed by the same organisation and occupiers stay for only a few nights.

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<sup>19</sup> Hill Young Cooper, Plan Change 23 – Visitor Accommodation and Residential Amenity in the High Density Residential Zone: Discussion Paper on Residential Coherence (2008)

- 6.28. A report completed by Rationale Ltd<sup>20</sup> in association with Plan Change 23 considered the variable social situation of the District's high density zoned land. The report highlighted key points of difference that are likely to have the most influential impact on the nature of the residential zone. In particular, the report highlighted that a lack of families with children could lead to areas missing out on the social and community benefits that children bring to a neighbourhood. Further, the report emphasised that neighbourhood familiarity among residents can suffer when an area has a high number of tourists staying in VA, along with a high rental population and resident turnover.
- 6.29. Taking into account the nature, scale, intensity and location of short term residential VA activities across the District and their rate of growth as identified by Infometrics<sup>2</sup>, it is reasonable to conclude that the character and cohesion of the District's residentially zoned land will continue to be affected by VA activities. The extent to which VA affects residential cohesion is likely to be related to scale, intensity and location.
- 6.30. Despite the extent of residential VA growth experienced since Plan Change 23 was developed, there is no clear evidence that VA is having direct adverse effects on parking availability, noise, built form, or safety that can be distinguished from what would otherwise occur with permanent residential activities in these areas. The effects are more subtle in nature and relate to the neighbourhood feel and sense of safety from a combination of factors such as high numbers of empty, dark houses at night, more transient residential populations, businesses and agencies having significant trouble housing new staff, as well as families and workers having trouble settling in the District on a long term basis.

#### **Issue 4 – Residential Amenity**

- 6.31. Owners and occupiers of residentially zoned land expect a degree of amenity consistent with the purpose and function of the zone. In particular, residents expect activities which do not bring about significant adverse effects associated with noise and disturbance.
- 6.32. Visitor accommodation activities could result in additional noise and other nuisance effects as properties used exclusively for this type of activity are more likely to accommodate larger groups on holiday. This is more likely to be the case where owners are not present on the site of the VA activity (i.e. for whole house/apartment listings). Infometrics<sup>2</sup> has shown that most Airbnb listings are whole house/apartment properties where owners are not likely to be present. People may be less likely to moderate their actions and respect their neighbours if they were living permanently in the area than if they were visitors.

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<sup>20</sup> Rationale Limited, High Density Residential Subzones Project Social Impact Assessment (June 2008)

- 6.33. The transitory nature of VA, combined with a holiday town atmosphere can mean social norms of behaviour are set aside by the visitors. The nature, scale and intensity of comings and goings associated with properties used for VA activities are likely to be different to those used purely for residential purposes.

#### **Issue 5 – Traffic and parking**

- 6.34. VA can result in significant adverse effects associated with traffic movements and additional parking demand. Due to the current limitations of alternative transport options, it is likely that visitors to the District will rent a vehicle for the period of their stay, particularly if they are staying within a residential area that is not close to a town centre or along a regular bus route. Overspill parking onto road verges may occur as a consequence of additional cars being used by visitors, resulting in safety and amenity effects.

#### **Issue 6 – Providing accommodation for tourists**

- 6.35. Given the high number of residential houses/apartments being used for Airbnb type VA activities and the large number of visitors choosing to stay in these properties, it is clear that this type of accommodation is advantageous for many visitors. In particular, whole house/apartment listings may attract families with children or larger groups of travelling companions who may need and/or prefer access to multiple connected bedrooms and living rooms, areas for private outdoor living, full kitchen facilities, and areas for storage of recreation equipment (i.e skis, snowboards, mountain bikes etc.). These facilities may not be readily available within the commercial accommodation sector.
- 6.36. Infometrics<sup>2</sup> also explore how Airbnb and commercial occupancy rates varied within the 11 month study period. They show that occupancy for Airbnb properties is lower than commercial accommodation options across all months. However, during peak periods, the occupancy gap between Airbnb and commercial accommodation is proportionally smaller, suggesting that Airbnb may be picking up accommodation overspill where commercial providers experience difficulty accommodating higher numbers of visitors to the District.
- 6.37. Rationale<sup>13</sup> analysis shows similar conclusions. Their projections of visitor numbers and their distribution across accommodation types reflect the proportion of visitors expected to stay in commercial accommodation (ie hotels/motels) vs private residences (i.e Airbnb type accommodation) out to 2058 (Figure 6). Figure 6 shows that private residences are and will continue to accommodate large proportions of visitors to the District during peak periods, while the commercial sector is and will continue to accommodate most visitors outside of those peak times.

Figure 8 : Visitor population growth by type and day

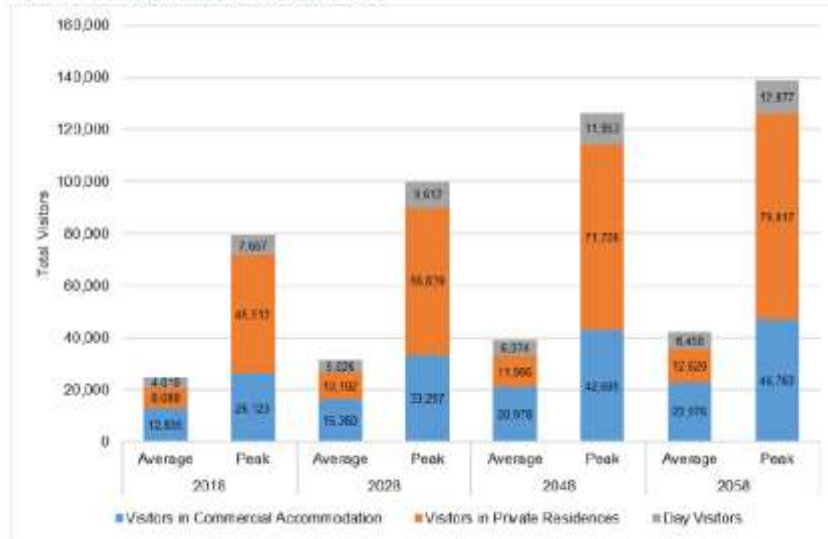


Figure 6: Visitor population growth by type and day<sup>13</sup>

6.38. The use of Airbnb type VA during peak periods could be attributed to a wide range of factors, i.e a larger proportion of visitors at this time may seek cheaper forms of accommodation located further from town centres, or they may be unable to find suitable accommodation within the commercial sector due to a lack of capacity. Evidence suggests that Airbnb type VA is being used by a large number of short term visitors<sup>2</sup> and that the proportion of visitors staying in private residences is likely to increase overtime<sup>13</sup>.

6.39. It is noted that additional commercial development capacity has been made available in the Queenstown Town Centre (i.e via Plan Change 50) and a number of vacant sites are available for commercial development in close proximity to the Queenstown town centre. Colliers<sup>21</sup> also show that a number of large hotel developments are under construction and proposed/mooted within Queenstown. This additional development capacity may result in the supply of additional large scale commercial VA activities located in close proximity to the Queenstown town centre, thereby relieving the current level of demand for Airbnb type accommodation during peak periods. It is not clear however if future commercial accommodation providers would meet the various types of accommodation options sought by families or larger groups of travelling companions who specifically seek out whole house/apartment type accommodation.

### Issue 7 – Visitor accommodation sub-zones

6.40. Visitor accommodation sub-zones are in effect, planning overlays, which apply specific planning provisions to identified locations in both the ODP and PDP. These provisions offer a more enabling approach to the establishment and operation of VA activities than the plan provides outside the sub-zones. In the case of sub-zones which already contain operating VA

<sup>21</sup> Colliers, New Zealand Hotel Development Pipeline (as at end of Q2 2017)  
<file:///C:/Users/lukep/Documents/Downloads/New%20Zealand%20Hotel%20Development%20Pipeline%20-%20Q2-2017.pdf>

activities, these enabling provisions recognise historic existing uses and provide ongoing security for these activities, particularly where they are located in potentially sensitive residential receiving environments (e.g. Fernhill and Goldfield Heights). In the case of sub-zone land which is vacant, these enabling provisions offer owners and/or occupiers with a high degree of certainty that VA activities can be established and operated by obtaining a restricted discretionary activity, non-notified resource consent.

6.41. It is noted that ODP VA sub-zones are present throughout the District ranging from single land parcels to large undeveloped areas spanning a number of different zones. In some cases, this land has not been developed for VA purposes or the VA activity has not operated for a period of time. In light of this, the Council has undertaken an assessment of all VA sub-zones in order to determine whether there is a policy basis or other case to be made for these provisions or whether they are simply anomalies. The recommended approach is to:

- Generally prevent very small sub-zones or single parcel sub-zones which result in ‘spot-zoning’;
- Prevent and remove small sub-zones where they do not reflect the existing land use (for example, a site that has been developed for residential purposes);
- Prevent and remove small sub-zones where these are historic and are now considered inappropriately located for visitor accommodation activities (for example, semi-rural locations where a former motel has been demolished but the site has not been redeveloped);
- Retain or reinstate sub-zones that apply to large areas in appropriate locations, whether developed or not (for example, the large Fernhill sub-zones);
- Retain or reinstate sub-zones that reflect existing visitor accommodation activities where the underlying zone would create future non-compliances for substantial existing businesses (for example, established motels in Low Density Residential zones where activities would become non-complying).

6.42. Some of the single site sub-zones originated as scheduled activities within previous district plans. Where the visitor accommodation activities have been discontinued or the site has been redeveloped for residential purposes, those sub-zones are now considered obsolete and should be removed from the Proposed District Plan.

6.43. Table 7 below lists the VA sub-zones and recommendations which take into account the approach outlined above.

<b>Zone</b>	<b>Address</b>	<b>Activities</b>	<b>Recommendation</b>
<b>Makarora Rural Residential</b>	76 School Road	Visitor accommodation	Retain; addressed in Stage 1

<b>Wanaka LDR</b>	47 – 51 Manuka Cr	Visitor accommodation	Retain
<b>Wanaka LDR</b>	64-68 Hedditch Street	Visitor accommodation	Retain
<b>Wanaka LDR</b>	2 Wanaka-Luggate Highway, 9-10 MacPherson St	Visitor accommodation	Retain
<b>Wanaka LDR</b>	181 Upton Street	Visitor accommodation	Retain; expand to include 185 Upton Street
<b>Wanaka LDR</b>	54 Sargood Drive	Visitor accommodation	Retain
<b>Wanaka LDR</b>	109 – 129 Wanaka-Mount Aspiring Road	Visitor accommodation	Retain
<b>Wanaka LDR</b>	Studholme Road, Stackbrae Ave	Mixed visitor accommodation and residential	Retain; remove Stackbrae Ave subdivision
<b>Wanaka MDR</b>	83 Upton Street, 88-94 Brownston Street	Visitor accommodation	Retain
<b>Wanaka MDR</b>	122 Brownston Street	Visitor accommodation	Retain
<b>Wanaka Large Lot</b>	263 Studholme Road	Visitor accommodation	Retain
<b>Wanaka Large Lot</b>	20 Studholme Road	Visitor accommodation	Retain
<b>Arrowtown MDRZ</b>	18 Cardigan Street	Visitor accommodation	Retain
<b>Arrowtown MDRZ</b>	24 Cardigan Street	Residential	Remove
<b>Arrowtown MDRZ</b>	22 Hertford Street	Visitor accommodation	Retain
<b>Arrowtown LDR</b>	21 Inverness Crescent	Visitor accommodation	Retain
<b>Wakatipu Basin Rural Residential</b>	Corner Speargrass Flat and Slopehill Roads	Rural Residential	Remove
<b>Lake Hayes LDR</b>	25 Arrowtown-Lake Hayes Road	Residential	Remove
<b>Frankton LDR</b>	14 Yewlett Crescent	Mixed visitor accommodation and residential	Retain

<b>Frankton LDR</b>	9 -11 Southberg Ave	Residential	Remove
<b>Queenstown LDR</b>	Goldridge Way	Visitor accommodation	Retain
<b>Queenstown LDR</b>	Goldfield Heights	Visitor accommodation	Retain
<b>Queenstown LDR</b>	48 Goldfield Heights	Vacant	Remove
<b>Queenstown LDR</b>	67 Goldfield Heights	Visitor accommodation	Retain
<b>Queenstown LDR</b>	64 Goldfield Heights	Visitor accommodation	Retain
<b>Queenstown LDR</b>	1 Conifer Lane	Vacant	Retain
<b>Queenstown LDR</b>	19 – 21 Earnslaw Terrace, 136 Frankton Road	Mixed visitor accommodation and residential	Retain
<b>Queenstown LDR</b>	77 Frankton Road	Visitor accommodation	Retain
<b>Queenstown LDR</b>	Pinnacle Place	Mixed visitor accommodation and residential	Remove
<b>Arthurs Point LDR</b>	461 Gorge Road	Vacant	Retain
<b>Fernhill LDR and MDR</b>	Fernhill Road and Aspen Grove	Mixed visitor accommodation and residential	Retain
<b>Fernhill LDR</b>	Broadview Rise	Vacant	Retain
<b>Closeburn Rural Residential</b>	Farrycroft Row	Visitor accommodation	Retain; addressed in Stage 1

**Table 7:** Proposed approach to visitor accommodation sub-zones

- 6.44. Additional assessment of those sub-zones proposed to be altered or removed is provided below:

Wanaka LDR	181 Upton Street	Visitor accommodation	Retain; expand to include 185 Upton Street
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The sites at 181-185 Upton Street have been comprehensively developed for visitor accommodation purposes; it is therefore logical to expand the sub-zone over both sites to reflect the underlying development and to avoid future non-compliances under the proposed low density residential zoning.



Wanaka LDR	Studholme Road, Stackbrae Ave	Mixed visitor accommodation and residential	Retain; remove Stackbrae Ave subdivision
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It is proposed to remove the Stackbrae subdivision from the Studholme Road/Stackbrae Ave sub-zone, as it has been recently developed for low density residential purposes with no consents sought for VA activities. This sub-zone related to a former lodge, and is considered to be redundant in regard to the residential subdivision.

Arrowtown MDRZ	24 Cardigan Street	Residential	Remove
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The site-specific sub-zone at 24 Cardigan Street, Arrowtown, is to be removed because the site is used for residential purposes with no VA registrations or consents, and the Council is seeking to avoid very small or single site sub-zones.

Wakatipu Basin Rural Residential	Corner Speargrass Flat and Slopehill Roads	Rural Residential	Remove
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The sub-zone on the corner of Speargrass Flat and Slopehill Roads applied to a former lodge, which was destroyed by fire in 2006. The site has since been subdivided for rural residential purposes, rendering the sub-zone obsolete. It is considered appropriate to remove this sub-zone.

Lake Hayes LDR	25 Arrowtown-Lake Hayes Road	Residential	Remove
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The site at 25 Arrowtown-Lake Hayes Road has been recently developed for residential purposes on the site of a former motel. The sub-zone is now obsolete, and as it relates to only one parcel, can be deleted.

Frankton LDR	9 -11 Southberg Ave	Residential	Remove
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The properties at 9 – 11 Southberg Ave were previously operated as a motel, with the units now used for residential purposes. The sub-zone is therefore obsolete, and as it relates to a small site, it can be deleted.

Queenstown LDR	48 Goldfield Heights	Vacant	Remove
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The sub-zone at 48 Goldfield Heights or 19 Golden Terrace does not contain any development. As it is not being used for VA and is a single site, it is considered appropriate to remove the sub-zone.

Queenstown LDR	Pinnacle Place	Mixed visitor accommodation and residential	Remove
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The sub-zone at Pinnacle Place is relatively large; however, it has been developed primarily for residential purposes with only two sites being registered or consented for visitor accommodation activities. It is therefore considered that the sub-zone is redundant.

### **Issue 8 – Commercial Transition Overlays and Town Centre Transition Overlays**

6.45. The Commercial Transition Overlays and Town Centre Transition Overlays, where these are located within a residential zone, are considered to be appropriate locations for a more enabling approach to the establishment and operation of VA activities. The proposed enabling provisions offer owners and/or occupiers with a high degree of certainty that VA activities can be established and operated within these overlays by obtaining a restricted discretionary activity, non-notified resource consent.

### **Issue 9 – Other Zones where VA is anticipated**

6.46. Where VA is included in Stage 1 notified zone chapters, as a result of the changes to the definition of VA and Homestays and the introduction a definition of residential VA, these chapters require variations. The approach to VA in these zones, as notified in Stage 1, is not recommended to change, other than consequential amendments resulting from the changes to the definition. The approach to residential VA and homestay activities aligns with the approach taken in the residential zones, ranging from a more enabling approach in the Business Mixed Use Zone to a more restrictive approach in the rural zones. Amended provisions are proposed as variations to the following Stage 1 Chapters: Chapter 16 Business Mixed Use, Chapter 21 Rural, Chapter 22 Rural Residential & Rural Lifestyle, Chapter 23 Gibbston Character Zone, Chapter 41 Jack Point, Chapter 42 Waterfall Park, and Chapter 43 Millbrook.

## **7. SCALE AND SIGNIFICANCE EVALUATION**

7.1. The level of detailed analysis undertaken for the evaluation of the proposed objectives and provisions has been determined by an assessment of the scale and significance of the implementation of the proposed provisions. In making this assessment, regard has been had to whether the objectives and provisions:

- Fulfil the Council's role and functions under the Act as required by s 31 and 74(1)(b);
- Impose increased costs or restrictions on individuals, communities or businesses;
- Result in a significant variance from the existing baseline in Operative District Plan;
- Have effects on matters of national importance;
- Adversely affect those resources overseen by special interests groups and statutory bodies;

- Involve effects that have been considered implicitly or explicitly by higher order documents; and
- Whether the proposed provisions are more appropriate in achieving the purpose of the Act than the ODP

7.2. The level of detail of analysis in this report is moderate-high. VA activities are an anticipated part of the District's economy which is founded on tourist activities. However, the effects of this activity need to be managed, while ensuring efficiency and levels of intervention that are reasonable. The proposed provisions have the potential to affect a wide range of persons. Additional consenting information requirements can impose additional costs, however the costs to people, communities and the environment could also be high if activities are not appropriately managed.

## 8. EVALUATION OF PROPOSED OBJECTIVES SECTION 32(1)(a)

- 8.1. The identification and analysis of issues has helped define how Section 5 of the RMA should be articulated. This has informed determination of the most appropriate objectives to give effect to Section 5 of the RMA in light of the issues.
- 8.2. Section 32(1)(a) requires an examination of the extent to which the proposed objectives are the most appropriate way to achieve the purpose of the Act. The following objectives serve to address the key Strategic issues in the District:

<i>Proposed Objective</i>	<i>Appropriateness</i>
<p><b>7.2.8</b></p> <p><b>Objective - The location, scale and intensity of visitor accommodation, residential visitor accommodation and homestays is managed to maintain the residential character of the zone.</b></p>	<p>The objective is the most appropriate way to meet the purpose of the RMA because it recognises and provides the basis for a policy framework to implement the Council's functions required by s31 of the RMA. The objective recognises the potential adverse effects that arise from VA activities and directs the Council to manage them in a manner which limits potential impacts on the social wellbeing of people and communities within the District, and their associated adverse environmental effects are avoided, remedied or mitigated.</p> <p>The objective addresses the location, scale and intensity of VA activities and its effect on residential character. Analysis has found that a predominance of VA activities can have an adverse effect on the character, cohesion and overall amenity of residential areas. This report finds that a significant proportion of the District's short term residential VA activities are located within residentially zoned land and are reaching a threshold where they are compromising their character, cohesion and overall residential amenity. By managing the location, scale and intensity of VA activities adverse impacts on the character, cohesion and overall amenity of residential areas can be managed.</p> <p>Whilst addressing the adverse effects of VA, this objective also recognises that VA at an appropriate scale is appropriate in circumstances where adverse effects can be better managed, and as such can be accessed via a resource consent. This maintains scope for residential VA to be considered in exceptional circumstances as part of meeting the District's tourism demands.</p>
<i>Proposed Objective</i>	<i>Appropriateness</i>
<p><b>7.2.9</b></p> <p><b>Objective - Manage the establishment of residential visitor accommodation and homestays to ensure that residential units and</b></p>	<p>The objective is the most appropriate way to meet the purpose of the RMA because it assists the Council to promote sustainable management. In particular, Part 5 of the Act states that social and cultural wellbeing of communities and people's health and safety are key components of sustainable management. Preceding sections of this report have shown that highly cohesive residential areas provide for a communities social and cultural wellbeing as well as people's health and safety. Increased levels of VA activities within residential units can compromise the character and cohesion of residential areas by actually and/or potentially diminishing domestic prevalence, residential permanency, the feeling</p>

<p><b>residential flats are predominantly used for residential activities, and the residential character of the zone is maintained.</b></p>	<p>of safety, stability and isolation.</p> <p>By safeguarding the residential nature, scale, purpose and function of residential units, this objective will work towards enhancing residential character and cohesion, particularly within the District’s residentially zoned land, thereby enabling people and communities to provide for their social and cultural well-being as well as their for their health and safety.</p> <p>The objective recognises the influence that visitor accommodation activities can have on residential housing supply. The preceding sections of this report have considered how residential visitor accommodation activities have encroached into the District’s residentially zoned land and are displacing a large number of entire house/apartments from the general pool of accommodation available to those looking for long term accommodation. It is concluded that this is an important contributing factor to the District’s housing affordability challenges and therefore compromises the social and economic welling of people and communities. It is intended that by managing the location, scale and intensity of visitor accommodation activities a number of whole house/apartments could be reintroduced into the general pool of accommodation options, thereby reducing the impact this activity has on housing affordability in the District.</p> <p>It is also considered that this objective would give effect to the Strategic Direction objectives identified in part 5 of this evaluation. In particular, the objective would give effect to those strategic level objectives and policies which seek logical urban development and growth, as well as those affordable housing and the provision of accommodation options for lower and moderate income households. The scope of the objective in allowing limited VA to be considered via resource consent also seeks to achieve and implement the reply objective 3.2.1.4 to “<i>recognise and provide for the significant socio-economic benefits of tourism..</i>”</p> <p>The objective recognises the relationship between Part 5 and Section 6 which the Council must have particular regard to. In particular, the objective would promote the efficient use of the Districts residential land and identified the finite characteristics of its housing stock, provide for the maintenance and enhancement of amenity values within residential areas and the quality of the environment.</p>
<p><b><i>Proposed Objective</i></b></p>	<p><b><i>Appropriateness</i></b></p>
<p><b>9.2.7 Objective – Visitor accommodation, residential visitor accommodation and homestays is provided for in urban areas close to town centres to respond to strong projected growth in visitor numbers, whilst ensuring that adverse effects on residential</b></p>	<p>The objective is the most appropriate way to meet the purpose of the RMA. In particular, the objective would enable people and communities to provide for their social, economic and cultural wellbeing.</p> <p>It provides a more enabling pathway for the establishment and operation of VA activities within the High Density Residential Zone. This enabling approach recognises that VA activities can have positive effects. In particular, visitors staying in the High Density Residential Zones can easily and quickly access the District’s town centres and places of commercial activity on account of their close proximity to these areas. Further, the presence of visitors within these areas contributes to their vibrancy and vitality. Given this, the objective seeks to provide for the positive social, economic and cultural benefits which flow into the District from VA activities.</p> <p>Further, this objective recognises the significant growth within the District’s tourism sector and the corresponding need</p>

<p><b>amenity and traffic safety are avoided, remedied or mitigated.</b></p>	<p>to provide additional VA capacity. It would enable the supply of additional accommodation capacity within the High Density Residential Zones.</p> <p>While the objective takes on a more enabling function, it is not considered that this would give rise to adverse environmental effects or compromise the ability for people and communities to provide for their health and safety. In particular, VA activities would be subject to a range of operational, bulk, location and scale related matters of discretion.</p>
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## 9. EVALUATION OF THE PROPOSED PROVISIONS SECTION 32(1)(b)

9.1. The following tables consider whether the proposed provisions are the most appropriate way to achieve the relevant objectives. In doing so, it considers the costs and benefits of the proposed provisions and whether they are effective and efficient.

All policies, rules and assessment matters are relevant. A summary of proposed provisions that give effect to the objectives:

### Summary of proposed policies

- *Provide for VA in High Density Residential, Visitor Accommodation Sub-Zones or Transitional Commercial or Town Centre Overlays.*
- *Restrict VA in the Low and Medium Density Residential Zones, Arrowtown Residential Historic Management Zone, Large Lot Residential Zone, Rural, Rural Residential & Rural Lifestyle, Gibbston, Jacks Point (specified locations), Waterfall Park (specified locations), and Millbrook zones (specified locations).*
- *Provide for low intensity residential VA and homestays in the Low and Medium Density Residential Zones, Arrowtown Residential Historic Management Zone, Large Lot Residential Zone, Rural, Rural Residential & Rural Lifestyle, Gibbston, Jacks Point (specified locations), Waterfall Park (specified locations), and Millbrook zones (specified locations).*

### Summary of proposed rules

Within the Low and Medium Density Residential Zones, Arrowtown Residential Historic Management Zone, Large Lot Residential Zone, Business Mixed Use, Rural, Rural Residential & Rural Lifestyle, Gibbston, and specified locations within Jacks Point, Waterfall Park, and Millbrook zones:

- *Residential VA activities are specified as permitted activities for a limited number of days per year (no more than 28 days) and for a limited number of lets (no more than 3 lets).*
- *Permitted homestay activities include the letting of one occupied residential unit or flat per site for up to 5 paying guests.*
- *Any VA activity which falls outside of the permitted baseline would be classed as a **discretionary** or **non-complying activity** and would require resource consent.*

<p>Within the High Density Residential, Visitor Accommodation Sub-Zones or Transitional Commercial or Town Centre Overlays, and Business Mixed Use Zone:</p> <ul style="list-style-type: none"> <li>• Residential VA activities are specified as permitted activities for a limited number of days per year (no more than 28 days) and for a limited number of lets (no more than 3 lets).</li> <li>• Permitted homestay activities include the letting of one occupied residential unit or flat per site for up to 5 paying guests.</li> <li>• Any VA activity which falls outside of the permitted baseline would be classed as a <b>controlled activity</b> (Business Mixed Use) or <b>restricted discretionary activity</b> and would require resource consent.</li> </ul>		
Costs	Benefits	Effectiveness & Efficiency
<p><b>Environmental</b></p> <ul style="list-style-type: none"> <li>• The provisions would enable visitor accommodation activities within the High Density Residential Zone through the provision of a restricted discretionary activity, non-notified resource consenting regime for activities which exceed 28 days, where the total number of lets is greater than 3, and where unoccupied residential flats/units are used for visitor accommodation purposes. This may result in a larger proportion of dwellings within the zone being used for visitor accommodation purposes and a corresponding increase in the types of amenity disturbances associated with the activity, i.e additional noise, visitor generated comings and goings, additional pressures on parking space and roading infrastructure.</li> </ul> <p><b>Economic</b></p> <ul style="list-style-type: none"> <li>• The provisions would reduce the nature scale and intensity of visitor accommodation activities that owners and/or occupiers of residential units could undertake within the Low and Medium Density Residential Zones,</li> </ul>	<p><b>Environmental</b></p> <ul style="list-style-type: none"> <li>• The provisions would strengthen the Council's capacity to manage potential adverse effects of visitor accommodation activities on residential amenity, particularly within those lower density residential zones which are identified as having a more prominent residential function, form and feel. The provisions will establish a permitted baseline for visitor accommodation activities which would limit their nature, scale and intensity to a level that is more appropriately aligned with the kind of amenity expected by residents within the zones. By limiting the permitted number of letting days to 28, the maximum number of lets to 3, and requiring all homestay visitor accommodation activities to be occupied, the provisions may reduce the frequency of visitor derived comings and goings, minimise additional demand for parking and traffic infrastructure in these areas and potential noise effects on neighbouring owners and/or occupiers.</li> </ul>	<p>The introduction of a simplified and streamlined policy framework for visitor accommodation will provide greater certainty and understanding about the expectations for the residential zones. In particular, this framework sets out a clear distinction within the District Plan that:</p> <ol style="list-style-type: none"> <li>1. Visitor accommodation activities are anticipated and provided for within the High Density Residential Zone, Visitor Accommodation Sub-Zones, and commercial and town centre transition overlays and that;</li> <li>2. Visitor accommodation activities are not anticipated within the Low and Medium Density Residential Zones, Arrowtown Historic Residential Zone, the Large Lot Residential Zone, Rural, Rural Residential &amp; Rural Lifestyle, Gibbston Character, and specified locations within Jacks Point, Waterfall Park, and Millbrook zones.</li> </ol> <p>The maintenance of a more enabling consenting regime for visitor accommodation activities within appropriate zones, coupled with the introduction of a more restrictive consenting regime within less appropriate zones, or parts of zones, is considered</p>

<p>Arrowtown Historic Residential Zone and the Large Lot Residential Zone. This may therefore reduce the amount of supplementary income that could be obtained by way of visitor accommodation activities. A number of owners and/or occupiers may have bought and/or constructed residential units in the expectation that supplementary income could be obtained through the letting of part and/or their entire unit for visitor accommodation activities in order to assist with the high cost of living within the District. By removing a large part of this supplementary income, their financial position may be compromised.</p> <ul style="list-style-type: none"> <li>• The introduction of a non-complying activity consenting regime for visitor accommodation activities within the lower density residential zones may impose significant costs for owners and/or occupiers who wish to obtain a resource consent to operate outside of the permitted baseline, for example for low intensity visitor accommodation that retains residential use but is above the thresholds.</li> <li>• The maintenance of a more enabling consenting regime within the High Density Residential Zone coupled with a more restrictive regime in other areas may artificially inflate the value of residential property, land and rental prices within the High Density Residential Zone on account of their earning potential thereby closing this market off to average wage/salary earners.</li> </ul> <p><b>Social &amp; Cultural</b></p> <ul style="list-style-type: none"> <li>• The provisions would result in lower volumes</li> </ul>	<p><b>Economic</b></p> <ul style="list-style-type: none"> <li>• The provisions would continue to provide owners and/or occupiers of residential units within the zone with the ability to let out a portion of their dwelling or residential flat as a permitted activity, i.e as a homestay for any number of days provided they occupy the unit at the same time as it is being let. This would therefore provide a permitted activity whereby supplementary streams of income could be obtained.</li> <li>• The restricted discretionary activity, non-notified consenting regime for visitor accommodation activities within the High Density Residential Zone, Visitor Accommodation Sub-Zones, Commercial Transition Overlays and Town Centre Transition Overlays would provide owners and/or occupiers with a high level of certainty that this type of activity could take place. Council would retain discretion over a number of matters in order to manage adverse effects of the activity on the environment as well as on neighbouring owners and/or occupiers. Costs associated with the processing of non-notified resource consents are likely to be significantly less than that associated with higher activity order resource consents.</li> <li>• There may be some instances where non-complying activity resource consents for commercial visitor accommodation activities could be applied for and obtained in order to operate outside of the permitted baseline. The activity has not been made prohibited and has not therefore been wholly excluded from the zones.</li> </ul>	<p>to be the most effective and efficient method to achieve the set of proposed objectives.</p> <p>The restricted discretionary activity, non-notified activity resource consent regime within the High Density Residential Zone, Visitor Accommodation Sub-Zones, Commercial Transition Overlays and Town Centre Transition Overlays anticipates and provides for visitor accommodation activities could be undertaken in these areas provided resource consent is applied for. The provisions would provide both commercial operators and owners/occupiers of residential units with a high degree of certainty that these activities could be undertaken within these zones, minimise consenting costs and associated delays. The restricted discretionary, activity non-notified regime is similar to the existing environment within which people, communities and commercial operators are familiar with, would avoid potential time consuming and costly litigation and confusion which can accompany new or heavily revised plan provisions. In terms of plan administration, it is considered that restricted discretionary activity, non-notified consents are generally straightforward for the Council to process, with a clear set of matters over which the Council has reserved its discretion. Applications for resource consent which address each matter can be granted and a generally standard set of conditions relating to the matters of discretion can be applied in all but the rarest circumstances. The regime therefore recognises the positive social, cultural and economic benefits that may be derived from visitor accommodation activities and provides for these activities in the most effective and efficient manner.</p>
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<p>of short term visitors being accommodated within the Low and Medium Density Residential Zones, Arrowtown Historic Residential Zone and the Large Lot Residential Zone which may result in a loss of vibrancy and vitality from these areas.</p> <ul style="list-style-type: none"> <li>The provisions would maintain an enabling approach within the High Density Residential Zone through a restricted discretionary activity, non-notified consenting regime which may result in the erosion of any remaining residential character and cohesion within these areas.</li> </ul>	<ul style="list-style-type: none"> <li>The provisions would continue to provide a limited level of visitor accommodation capacity within the low density residential zone which would supplement commercial accommodation capacities during periods of high accommodation demand.</li> <li>The provisions may result in the return of residential units within the zones to the general pool of accommodation available for long term residents and workers, thereby generating additional supply within the market and reducing the value of property, land and rental prices within the zones.</li> <li>The majority of those VA sub-zones have been retained, with only six recommended to be removed, one recommended to be expanded and one modified in scale. The retained and/or expanded sub-zones will preserve the certainty that owners and/or occupiers of this land have in regard to the status of their existing and/or proposed VA operations.</li> <li>The retained and expanded VA sub-zones will continue to present opportunities for additional VA development as a restricted discretionary, non-notified activity, and as such are likely to deliver additional VA capacity in due course.</li> </ul> <p><b>Social &amp; Cultural</b></p> <ul style="list-style-type: none"> <li>The provisions would provide the ability to avoid adverse effects on residential character and cohesion within the zones. In particular, it is anticipated that the provisions would slow the conversion and construction of residential units for the exclusive use of visitor</li> </ul>	<p>The introduction of a more restrictive non-complying resource consent regime within the lower density residential zones effectively demonstrates that visitor accommodation activities are not anticipated within these areas. Resource consents for non-complying activities may only be granted in exceptional circumstances. This activity status effectively portrays the nature, scale and intensity of effects generate by visitor accommodation activities within these zones. The assessment of effects associated with this type of consent is not narrowed or limited in any way and the Council may recommend that it be declined. This would allow plan administrators to effectively consider the full range of adverse effects associated with a specific activity and how it aligns with the accompanying set of objectives and policies. This regime provides plan administrators with additional capacity to notify consent applications in order to more effectively consider the nature, scale and intensity of effects on adjoining owners and/or occupiers and wider communities. This consenting regime is also likely to introduce significant costs for applicants who wish to peruse non-complying, and potentially publicly notified, visitor accommodation activities. While these costs could be seen as a significant burden for both applicants and Council officers, they are more likely to act as an effective disincentive that may reduce the number of consents plan administrators are required to process and litigate.</p> <p>The proposed provisions have also recognised and provided for inefficiencies in the Council's capacity to enforce both consented and permitted visitor</p>
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	<p>accommodation activities. It is considered that this would avoid ongoing adverse effects of visitor accommodation activities on residential character and cohesion within the lower density residential zones.</p> <ul style="list-style-type: none"> <li>The provisions may result in the return of residential units within the zones to the general pool of accommodation available for long term residents and workers, thereby making it easier to find residential accommodation and a larger proportion of residential units being used for residential purposes thereby strengthening residential character and cohesion in these zones.</li> </ul>	<p>accommodation activities. In particular, the proposed regime would remove the 3 night minimum stay, reduce the number of permitted let nights to 28, remove the 90 day threshold, and impose a maximum number of permitted lets to 3. This would assist the Council's Enforcement Officers to more effectively track and record compliance or otherwise of all visitor accommodation activities.</p> <p>Not all VA sub-zone land is currently being used efficiently or effectively. Six VA sub-zones are not being used for their anticipated purpose and are recommended to be removed. It is also recommended to expand one sub-zone and modify one other in order to reflect the nature of the existing land use. This approach would ensure that the use associated with the subject land is more appropriately aligned with that which is anticipated by the District Plan.</p>
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<p><b>Other reasonably practicable options for achieving the objectives (s32(1) (b)(i)):</b></p>
<p><b>Option 1</b></p> <p><b>Create a visitor accommodation licencing regime</b></p> <p>This option would involve the creation of a controlling regime whereby owners and/or occupiers of residential units would be required to apply for and obtain a specific licence that would permit them to operate visitor accommodation activities. This would involve creating a fixed number of visitor accommodation licences that would permit the operation of visitor accommodation activities by a specific person at a specific location. This method was not considered to achieve the objectives as well as the preferred rules for the following reasons:</p> <ul style="list-style-type: none"> <li>This approach would generate a number of challenges in terms of defining how many licences should be created and how they would be allocated on a fair basis (i.e first come first served, location etc.).</li> </ul>

- It is considered that a licencing regime could not be promulgated under an RMA effects based determination in the way that occurs with the allocation and management of finite resources such as water as the relevant resources are not readily divisible or exhaustible. A licencing regime would also be difficult to promulgate as a bylaw given the emphasis of the relevant legislation on nuisance, health and safety matters. The allocation of specific licences would therefore be open to legal challenge which may generate litigation costs for the Council.
- The Council's legal department have advised that there is no clear pathway within existing legislation that would provide for the creation of a licence regime of this nature and it is likely to result in a control mechanism that is vulnerable to legal challenge. This vulnerability would compromise the Council's responsibility to manage the potential adverse effects of visitor accommodation activities in residential zones.
- This regime would require the creation of a complex administration framework, particularly in regard to processes surrounding allocation and the surrender of visitor accommodation licences.

## **Option 2**

### **Use rating to manage the incidence of visitor accommodation and mitigate the effects**

This option would involve the creation of a comprehensive visitor accommodation rating framework. The purpose of this framework would be to more accurately identify the costs (including the full range of social and economic costs) of visitor accommodation activities and alter the Council's rating regime to recapture these costs. This method would include applying this income stream towards providing resident and worker accommodation, and/or providing incentives for landlords to offer long term secure rental accommodation and affordable housing, as well as paying for the services and infrastructure generated visitors. This method was not considered to achieve the objectives as well as the preferred rules for the following reasons:

- Although a distributed costs-based rating framework that charges higher rates for accommodation activities than for conventional residential use is already in place in Queenstown, targeted rates are normally based on a specific service being provided (i.e. funding the cost of a sea wall to halt erosion based on the frontage size of affected sections, or funding public realm improvements for a town centre). Targeted rates are normally applied to fund broadly agreed beneficial works and are never applied in a fashion designed to be punitive or to prevent activities.
- Rates are set according to Council's predetermined budget of costs distributed across households based partly on property values and partly on differentials which reflect differing abilities to pay depending on whether the property is residential, rural or commercial. Funding mitigation of the wide range of indirect costs of visitor accommodation is likely to be very expensive and using a form of property tax to do this is considered highly unusual and unlikely to survive the Annual Plan and Long Term Plan audit process without changes being made to the current relevant legislative framework.
- Avoiding the broad range of costs of visitor accommodation which are experienced across the whole of the housing market is considered to be more efficient and practicable than seeking to fairly distribute mitigation offsetting these effects through a range of individual mitigation interventions.

## **Option 3**

### **Impose significant infringement penalties against unlawful activities**

This option would involve the Council using its monitoring and enforcement powers under the RMA in order to impose financial infringement penalties on those owners and/or occupiers of residential units who operate visitor accommodation activities outside of the existing rule framework in order to reduce the

number of illegal operations. This method was not considered to achieve the objectives as well as the preferred rules for the following reasons:

- While enforcing the existing framework of rules could reduce the quantity of unlawful visitor accommodation activities, it is not considered that this approach would result in any significant reintroduction of residential units into the general pool of accommodation available for workers and long term residents. Anecdotal evidence from Council's Enforcement Officer's suggest that units consented to be used for 90 days are seldom available for the remaining 275 days of the year.
- This approach assumes that the Council's Enforcement Officers can practicably monitor visitor accommodation activities being operated under the current set of provisions. Officer's confirm that it is impracticable to properly enforce the more permissive current provisions without applying huge amounts of time and resources to the task and imposing a level of scrutiny on peoples use of their properties that is unacceptable in a context where the adverse effects are indirect and cumulative. Peer-to-peer rental platforms do not share detailed letting information with Council and without this information establishing a robust legal case for prosecuting large numbers of non-complying activities is impractical.
- Although the RMA provides for financial penalties to be imposed of up to \$300,000 and terms of imprisonment of up to 2 years, it is considered highly unlikely that penalties of this scale would be applied in any case of non-compliance related to a visitor accommodation activity as any penalty must be proportionate to the scale and nature of the offence. Most adverse effects arising from visitor accommodation activities are cumulative (i.e. effects on overall housing supply and residential character/cohesion). The nature and scale of household level offences are likely to attract fines that would be dwarfed by the financial gains that can be obtained from visitor accommodation activities so it is unlike that this will deter unlawful operators.
- The primary purpose of a penalty is to punish the offender and to deter future offending from this individual or operator. In this sense, prosecution is not the most effective tool to obtain compliance or to achieve desired environmental, social, economic or cultural outcomes.

#### **Option 4**

##### **Make all visitor accommodation activities permitted - let the market decide**

This option would involve providing for visitor accommodation as a permitted activity in the PDP. It would rely on the market to determine where the activity is located, in what form, nature, scale and intensity. This method was not considered to achieve the objectives as well as the preferred rules for the following reasons:

- This approach would not allow for an effects-based approach to the management of visitor accommodation activities. It overestimates the market's capacity to quantify non-financial negative externalities associated with visitor accommodation activities. In particular, those associated with the erosion of residential character and cohesion, as well as residential amenity.
- Given the observed and forecast levels of tourist and visitor accommodation growth within the District and the levels of financial gain that could be obtained from visitor accommodation activities, it is considered unlikely that the demand for visitor accommodation would slow to such a rate that the financial benefits would outweigh actual or potential adverse effects.
- Current evidence suggests that despite having what is currently a very "light touch" regime for managing visitor accommodation operating in the district the market is not self-regulating. The supply of commercial visitor accommodation in intensive residential zones and commercial zones has not increased in a way that reduces the attractiveness of residential visitor accommodation in other residential zones. The increasing supply of visitor accommodation has not reduced the financial attractiveness of short term visitor accommodation compared with long term rental

accommodation. Reasons for this are complex but include the low wages paid to many service workers in the district and the high cost of living, both of which limit the ability of workers and residents to afford higher rents. The “sticky” relationship between long term rents and the relatively static ability of workers and residents to pay rent, together with the consistent and growing numbers of affluent visitors coming into the district willing to pay much higher short-term rents are perpetuating conditions of market failure.

#### **Option 5**

##### **Making all visitor accommodation activities prohibited**

This approach would involve the classification of all visitor accommodation activities as prohibited within the relevant zones. This would exclude any visitor accommodation activities from being undertaken in these areas. This method was not considered to achieve the objectives as well as the preferred rules for the following reasons:

- This approach would remove the capacity for Council to grant resource consents for visitor accommodation activities within the relevant zones and significantly enhance the Council's capacity to monitor and enforce non-complying activities, effectively resulting in the removal of all visitor accommodation activities from these zones apart from where existing operations have resource consent or can demonstrate existing use rights. This approach is highly inflexible and does not recognise the benefits of visitor accommodation activities at appropriate scales within each of the respective zones (i.e the additional accommodation capacity it provides and the supplementary income it offers to owners and/or occupiers of residential units).
- A prohibited status implies that the activity is not appropriate in any circumstance as its adverse effects would be significant and inevitably compromise the social, economic and cultural wellbeing of people and communities, their health and safety, and result in significant adverse effects on the environment. There is no evidence basis to suggest that visitor accommodation activities would result in adverse effects of this nature. In many ways, the effects of individual or isolated visitor accommodation activities are similar to that of residential activities which are classified as permitted activities within the subject zones. Given this, it is considered that a prohibited activity status would be highly vulnerable to legal challenge.

#### **Option 6**

##### **Maintain the status quo – Carry over the Operative District Plan provisions into the Proposed District Plan**

This approach would involve inserting the existing visitor accommodation provisions from the Operative District Plan into the relevant chapters of the Proposed District Plan. This method was not considered to achieve the objectives as well as the preferred rules for the following reasons:

- It is not considered that the status quo is adequately avoiding, remedying or mitigating the adverse effects of visitor accommodation activities. The body of evidence collected by the Council shows that visitor accommodation activities is extensively encroaching on the supply of residentially zoned land and is making it difficult for long term residents to find appropriate accommodation. This encroachment has also contributed to the erosion of the type of amenity, character and cohesion expected within residential areas. It is also considered likely that the significant growth in whole house/apartments being used exclusively for visitor accommodation activities has contributed to the District's high level of housing unaffordability. To maintain the status quo would therefore ignore the adverse effects associated with this activity and provide for them to continue to increase on an ongoing basis.

- A discretionary activity classification and weak policy framework has not enabled plan administrators to effectively or efficiently avoid, remedy or mitigate the adverse effects associated with visitor accommodation activities, resulting in large volumes of consent applications being granted for visitor accommodation activities without addressing their known effects.
- Maintaining the existing framework of provisions would ignore those difficulties associated with the Council's capacity to effectively and efficiently monitor and enforce visitor accommodation activities. It would result in continued high levels of non-compliance.
- The existing framework is unclear and difficult to understand for plan users and administrators.

## **10. THE RISK OF NOT ACTING**

10.1. Section 32(2)(c) of the RMA requires an assessment of the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions. In this instance, it is not considered that there is uncertain or insufficient information about the subject matter of the provisions.

10.2. The Council has commissioned suitably qualified individuals to prepare a study of visitor accommodation activities across the District. This has provided a clearer understanding of the nature, scale and intensity of activities and how they may be adversely affecting housing availability, residential character, cohesion and amenity. The study also provided an insight into the benefits that the activity provides in terms of supplementary household income and additional visitor accommodation capacity. In light of this, it is considered that the issues identified and options taken forward are the most appropriate way to achieve the purpose of the RMA. If these changes were not made there is a risk the District Plan would fall short of fulfilling its functions.

## **APPENDIX 3A**

**Attachment to s32 Report – Infometrics, Measuring the scale and scope of Airbnb  
in the Queenstown Lakes District (October 2017)**



# Measuring the scale and scope of Airbnb in Queenstown-Lakes District

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for Queenstown-Lakes District Council

November 2017

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# Table of contents

<b>1. Executive Summary .....</b>	<b>2</b>
Queenstown-Lakes District Airbnb Heatmaps .....	5
<b>2. Report purpose and structure .....</b>	<b>6</b>
<b>3. Introducing the data and framework.....</b>	<b>7</b>
Scope of each domain and indicators used .....	7
Sector Size.....	7
Housing/rental pressures .....	8
Seasonality .....	9
Earnings.....	9
Quality.....	10
About the dataset .....	10
<b>4. Perspectives at a District level .....</b>	<b>12</b>
Sector size .....	12
Housing/rental pressures .....	17
Seasonality .....	20
Earnings.....	22
Quality.....	25
<b>5. Comparing Queenstown and Wanaka .....</b>	<b>26</b>
Sector size .....	26
Housing/rental pressures .....	29
Seasonality .....	30
Earnings.....	32
Quality.....	34
<b>6. Comparisons of all Zones in the district .....</b>	<b>35</b>
Summary across all zones .....	35
Sector size .....	37
Housing/rental pressures .....	41
Seasonality .....	44
Earnings.....	46
Quality.....	49
<b>7. Other private accommodation providers.....</b>	<b>51</b>
<b>8. Additional Airbnb heatmaps .....</b>	<b>52</b>

# 1. EXECUTIVE SUMMARY

This report measures the current position of Airbnb within the Queenstown-Lakes District visitor economy. We have used data on Airbnb listings that has been coded to area units and Queenstown-Lakes District planning zones. Such geographical precision has allowed us to report on Airbnb's position within Queenstown-Lakes District as a whole, the Queenstown and Wanaka Regional Tourism Organisation (RTO) areas, and on a zone by zone basis. Insights have also been benchmarked against commercial accommodation's position in the district.

## Size of Airbnb in Queenstown-Lakes District

There were 4,226 Airbnb listings in Queenstown-Lakes in September 2017. Airbnb has grown rapidly in Queenstown-Lakes. The number of listings has increased by 65% from 2,558 in October 2016. Nationally there were 47,425 Airbnb listings in September 2017, meaning that Queenstown-Lakes accounted for nearly 9% of total Airbnb listings.

During September 2017, there was an average of 10,383 commercial stay units available in Queenstown-Lakes. In percentage terms, the number of Airbnb listings in Queenstown-Lakes was equivalent to 41% of the size of the commercial accommodation sector. This proportion grew from 25% in October 2016.

There were 340,809 Airbnb stay unit nights booked in Queenstown-Lakes over the 12 months to September 2017. This equates to 14.1% of commercial accommodation stay unit nights. One reason for Airbnb having a smaller relative number of stay unit nights compared with listings is lower occupancy rates. The average occupancy rate in Airbnb over the 12-month period was 36% compared with 63% in commercial accommodation.

Airbnb equated to 14.2% of guest nights in commercial accommodation in the 12 months to September 2017. Visitors tend to stay longer in Airbnb than in commercial accommodation, with average stay lengths of 4.2 and 2.5 days, respectively.

## Impact of Airbnb on housing and rental pressure

Airbnb can potentially impact on the well-being of residents of Queenstown-Lakes by removing homes from the available rental pool. To get a sense of this we have compared the number of whole homes listed on Airbnb against the total stock of dwellings in the district. We have also examined how much of the time these homes are available on Airbnb.

The key findings are:

- Most listings (68%) in Queenstown-Lakes are entire houses/units, rather than just spare private rooms (31%). The remaining listings (1%) consist of shared rooms.
- Houses/units listed on Airbnb in Queenstown-Lakes are generally 3+ bedroom family homes. 59% or 1,699 whole house listings in Queenstown-Lakes in September 2017 were 3+ bedroom homes, compared to 42% nationally.
- Over the 12 months to September, Queenstown-Lakes hosts who made their whole house listings available did so 70% of the time. Such a high proportion of availability suggests that in the absence of the option of

getting superior returns on Airbnb many of the properties might have been in the general rental pool.

- The number of whole houses available on Airbnb is equivalent to 14% of Queenstown-Lakes District's housing stock. This proportion was the highest in the country and well above the national average of 1.2%.

We conclude that Airbnb has made a significant encroachment on the Queenstown-Lakes rental pool and made finding accommodation for residents substantially more difficult.

### Seasonality of Airbnb

Seasonality is observed in both Airbnb and commercial accommodation in terms of stay unit nights, guest nights, occupancy rates. There are two peaks: mid-summer (January) and midwinter (July) which coincides with the ski-season and school holidays. May is the month with lowest activity.

However, seasonality is less pronounced in Airbnb than commercial accommodation. For example, the number of Airbnb guest nights in May is equivalent to 33% of guest nights in January, whereas the comparable ratio for commercial accommodation is 51%. This suggests that Airbnb is picking up slack when commercial accommodation is having more difficulty housing guests. Nevertheless, Airbnb is nibbling away at commercial accommodation even in low demand periods.

### Earnings from Airbnb

Airbnb accommodation generated \$74.5m of total revenue for hosts in Queenstown-Lakes District over the 12 months to September. This compares to \$85.2m in Auckland. Airbnbs in Queenstown-Lakes accounted for 24% of total earnings in New Zealand over the period.

The average Airbnb property in Queenstown-Lakes District generated \$21,265 over the 12 months to September. This is about two and a half times higher than the New Zealand average of \$8,707 per property.

The rate per effective room in Airbnbs in Queenstown-Lakes District over the 12-month period was \$111 per night, higher than the New Zealand average of \$74 per night. Compared to 65 other Territorial Authorities, Queenstown-Lakes has the highest average room rate per night.

### Comparing Queenstown and Wanaka RTOs

Airbnb listings in the Queenstown RTO account for nearly three-quarters (73%) of total listings in the Queenstown-Lakes-District, while the Wanaka RTO accounts for the other quarter (27%). Airbnb listings as a proportion of commercial accommodation are similar in Queenstown and Wanaka (both close to 40%).

Queenstown listings have higher occupancy rates than Wanaka listings. As a result, Queenstown's share of guest nights (76%) is slightly higher its share of listings.

The data suggests that Airbnb has a larger potential impact on the rental market for families looking for long-term accommodation in Wanaka than in Queenstown. In Wanaka, entire homes/apartments make up a larger share of Airbnbs than Queenstown. Nearly three quarters of Airbnbs in Wanaka are entire homes/apartments compared with about two thirds in Queenstown. In Wanaka, entire houses/units were available for rent 74% of days in the 12 months to September, compared with 70% in Queenstown.

Both Queenstown and Wanaka show similar seasonal patterns with summer and winter peaks. A notable difference is that Wanaka had a very strong August which in terms of most indicators was higher than its summer peak. Queenstown's January summer peak was higher than its July winter peak.

Total earnings in Queenstown were more than \$60m in the 12 months to September 2017, compared with \$14m in Wanaka. On average, an Airbnb listing in Queenstown earned about \$23,500 in the 12 months to September 2017, while the average was about \$15,000 in Wanaka. The average daily rate per effective room in Airbnb in Queenstown was \$115 and \$90 in Wanaka over the 12-month period.

### Comparing Zones

The report examines the characteristics of Airbnb listings in the 35 planning zones used by Queenstown-Lakes District Council.

Airbnb's presence is largest in the Low Density Residential Zone which contains 49% of all properties listed on Airbnb. The High Density Residential Zone was the second largest with 11% of Airbnb listings, followed by Township (Operative) at 5% and Medium Density Residential (4.9%).

We have examined the potential impact of Airbnb on the rental market in each zone. Airbnbs in Large Lot Residential zones (78%) and High (75%) and Medium (73%) Density Residential zones are more likely to be for whole houses rather than private room listings. By comparison, approximately half of listings in the Shotover Country Zone are for private rooms.

The data shows that in September 64% of listings in the Low Density Residential Zone were for houses/apartments with 3 or more bedrooms. Just over half of whole houses/units in High Density Residential zones are listed with three or more bedrooms - this is high given that many properties in this area are likely to be townhouses or apartments. Zones where there are a high proportion of 1 bedroom units include Rural (34%) and Large Lot Residential (31%).

Despite some variability between zones, the overarching observation is that most whole houses/units listed on Airbnb are available the majority of the time, irrespective of which zone they are located in. Airbnb consequently has a substantial impact on the availability of rentals for families.

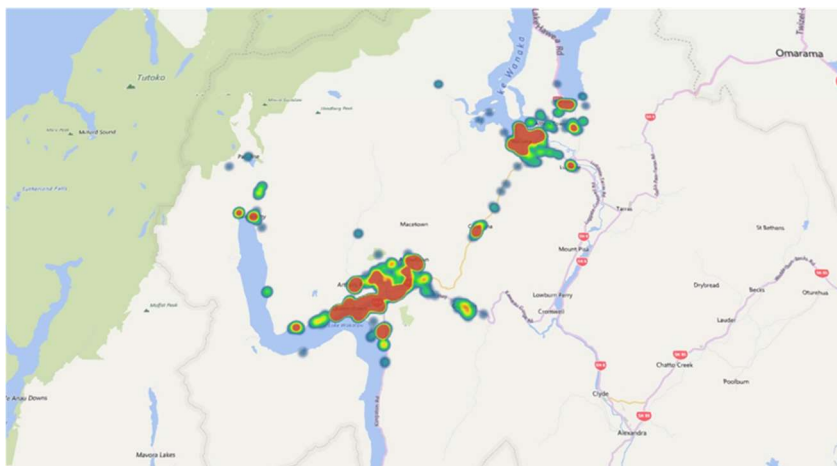
Of the \$74.5m of total revenue generated for Airbnb hosts over the 12 months to September, \$37.5m was made by properties in the Low Density Residential Zone. This compares to \$13.0 in the High Density Residential Zone, \$4.9m in the Medium Density Zone and \$3.2m in the Rural Lifestyle Zone.

### Other private accommodation providers

There were 1,193 Bookabach listings and 1,044 Holiday Homes listing in Queenstown-Lakes as at the 29<sup>th</sup> of September 2017. This compares to 4,106 Airbnb listings in August. There is considerable overlap between the three types of listings and Infometrics estimates it likely there is in the order of 5,000 range of unique private accommodation providers in Queenstown-Lakes District.

## Queenstown-Lakes District Airbnb Heatmaps

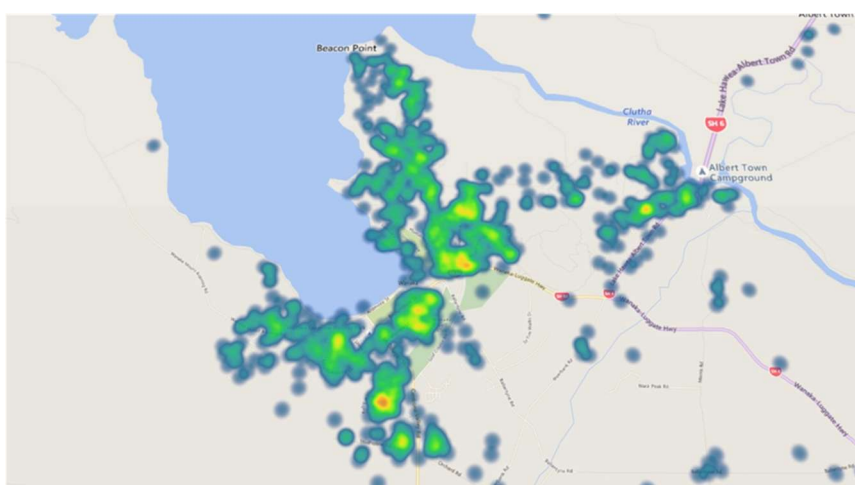
### Queenstown-Lakes District



### Queenstown



### Wanaka



## 2. REPORT PURPOSE AND STRUCTURE

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This report measures the current position of Airbnb within the Queenstown-Lakes visitor economy. Drawing on detailed Airbnb data we provide a range of insights into the size of Airbnb in the District, stay characteristics and the impact of Airbnb on housing and rental pressures.

Airbnb data has been coded to enable Infometrics to provide insights on Airbnb's position within Queenstown-Lakes District as a whole, the Queenstown and Wanaka Regional Tourism Organisation (RTO) areas and by Queenstown Lakes planning zone areas.

This report has five key sections:

**Section 3:** provides the analytical framework and six domains used to analyse Airbnb's position in the Queenstown-Lakes District.

**Section 4:** measures the position of Airbnb within the Queenstown-Lakes visitor economy.

**Section 5:** compares Airbnb in Queenstown-Lakes District with Wanaka and Queenstown Regional Tourism Organisations.

**Section 6:** takes a detailed look at Airbnb's position in Queenstown-Lakes by Queenstown-Lakes District Council planning zone areas.

**Section 7:** briefly looks at what other private accommodation platforms are offering in the area and how they compare to Airbnb.

A detailed excel file accompanies this report.



### 3. INTRODUCING THE DATA AND FRAMEWORK

To understand with the scale and nature of Airbnb's position in Queenstown-Lakes District, it is important to use a well-structured dataset that covers a broad array of subjects.

This section introduces each analysis domain and why it has been chosen. Relevant background information about the dataset used is also provided.

#### Scope of each domain and indicators used

Infometrics' analysis of Airbnb has been spread across five domains of interest, with a number of indicators sitting within each domain. The five domains are shown in the table below along with examples of questions that each domain can answer:

Domain	Examples of questions that each domain can answer
Sector size	How many people in total stay in Airbnbs and what are their average occupancies?
Housing/rental pressures	What sort of dwellings are people staying in and are these dwellings likely to have been taken out of the rental pool for the purpose of Airbnb?
Seasonality	Are Airbnbs plugging in gaps at peak times or nibbling at commercial accommodation year-round?
Earnings	How much are hosts making each year and what is the average price for a room?
Quality	Are Airbnb listings in Auckland getting better reviews by guests than the New Zealand average?

Attention has been paid in the design of each domain to not only capture the position of Airbnb within the visitor market, but also to understand the potential for Airbnb to be affecting the availability of rental accommodation within Queenstown-Lakes District.

The rest of this section discusses each domain in more detail and outlines what it is trying to address.

#### Sector Size

A necessary starting point for analysis is quantifying the underlying size of Airbnb. Establishing relevant benchmarks of size help policymakers understand the magnitude of any potential opportunities or problems, without falling into the trap of relying on unquantified anecdotes.

Is Airbnb being overhyped in the media, or is it actually a significant player in Queenstown's tourism sector and a potential threat to rental affordability across the resort?

The following table outlines which indicators have been included in the sector size section and what each indicator shows.

Indicator	What the indicator shows
Number of properties listed (capacity)	The total number of properties listed can show the capacity of Airbnb at a point in time and this can be compared to commercial accommodation.
Stay unit nights	The total number of nights over a given time period that Airbnbs have been booked in the area. This measure can

	be compared against the commercial accommodation equivalent.
Guest nights	By assuming that guests per property are the same as guests per stay unit in commercial accommodation, we can provide an estimate of the number of guest nights. Note this estimate is likely to be conservative as guests per Airbnb may exceed their commercial accommodation equivalent when there are a lot of whole houses available for rent.
Average stay length	How many days an average Airbnb booking is for. This measure can be compared against commercial accommodation equivalents. If guests are staying for longer on average then there is more opportunity to spend on other services when in the area.
Occupancy rate	The proportion of a given time period that the Airbnb has been booked. This measure can be compared against occupancy in commercial accommodation.

## Housing/rental pressures

Airbnb has been singled out as a potential contributor to affordability issues in Queenstown-Lakes District's housing and rental market. The housing/rental pressures domain has been carefully constructed to help fill in information gaps across these areas of concern.

The key focus of the housing/rental pressures domain is understanding the characteristics of homes being rented out via Airbnb and how regularly hosts are trying to rent their properties out on the platform.

These insights will show which suburbs have high concentrations of homes listed on Airbnb that would have been suitable for families to live in long-term. They will also show whether these homes are being opportunistically rented at peak times, or are likely to have been removed from the general rental pool to chase higher returns on Airbnb.

The following table outlines which indicators have been included and what each indicator shows.

Indicator	What the indicator shows
Type of listings (eg. shared room, private room, whole house)	The total number of properties listed broken down by type: shared room, private room, and whole house. This data can help establish whether a listing is just a family renting a spare room or if it is an entire residential unit/home.
Number of bedrooms in whole house Airbnb listings (eg. 1, 2, 3, 4+)	This indicator takes the number of whole house listings and breaks these in to bedroom numbers (1, 2, 3, 4+). This indicator can help establish what type of whole houses are being rented to understand whether they are small units, or homes suitable for accommodating families.
Average proportion of the time that Airbnb is available to be booked	The average number of days over a time period that hosts have made the Airbnb available for rent. If the indicator shows that properties are available most of the time then it is reasonable to assume that in the absence of Airbnb the property could have been in the general rental pool or the room could have been available for a lodger/flatmate.

Airbnb listings as a proportion of the housing stock	The total number of properties listed as a proportion of the dwelling stock <sup>1</sup> . This indicator is only available for the territorial authority and not suburb level analysis. The indicator shows what proportion of homes in Queenstown-Lakes District are being used for Airbnb. It proxies the proportion of residential ratepayers that may be affected by any policy changes.
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## Seasonality

Tourism in Queenstown has traditionally had summer and winter peaks, with relatively lulls in between. However, over recent years activity has begun to spread into shoulder and low seasons, as a sharp lift in visitor numbers has exposed capacity pressures at peak times.

This section investigates the seasonality of Airbnb demand across several indicators. The purpose of this section is to provide evidence as to whether Airbnb is predominantly plugging in gaps at peak times or if Airbnb is nibbling at commercial accommodation year-round.

The following table outlines which indicators have been included and what each indicator shows.

Indicator	What the indicator shows
Stay unit nights by month	The total number of nights each month that Airbnbs have been booked in the area. This measure can be compared against the commercial accommodation equivalent to see if they have similar or different seasonal trends.
Guest nights by month	Looking at the estimate of guest nights from the sector size section on a monthly basis. This measure can be compared against the commercial accommodation equivalent to see if they have similar or different seasonal trends.
Occupancy rate by month	The proportion of each month that Airbnbs have been booked. This measure can be compared against occupancy in the commercial accommodation equivalent to see if they have similar or different seasonal trends.

## Earnings

The earnings generated for hosts by providing Airbnb accommodation represent a cash injection in to the local economy.

Unfortunately the intermediation of the transaction by Airbnb means this cash injection is not captured well in existing regional tourism spending estimates. This is because existing regional tourism estimates only effectively capture card spending with local merchants.

This section gives insights into how much money is flowing into the local economy and into each property owner's back pocket as a result of Airbnb. It also gives insights into the average price that Airbnb guests are paying each night.

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<sup>1</sup> Infometrics' dwelling stock estimates are based on the local authority breakdown of the dwelling stock available from the census. Changes in the regional dwelling stock between censuses are determined by residential building activity at a local authority level alongside an allowance for the scrapping of existing dwellings. These quarterly estimates at a local authority level are consistent with quarterly nationwide estimates of the dwelling stock regularly published by Statistics NZ.

The following table outlines which indicators have been included and what each indicator shows.

Indicator	What the indicator shows
Total earnings of all properties	The total revenue earned by all properties in the area over a given time period (includes cleaning fees). This indicator represents the total cash injection in to the local economy from Airbnb earnings.
Average earnings for each property	The average earnings of each property is estimated by dividing total revenue in an area by the number of properties available for rent on Airbnb over a given time period. This indicator represents the return which each property owner is earning on average from listing their property on Airbnb.
Average daily rate (\$) per effective room	Each listing's price (including cleaning fees) is converted into an effective room rate by taking in to consideration the number of bedrooms in the listing. An average of this effective room rate is formed across all listings in the area over a given time period. This indicator represents how much it costs on average to rent a room with Airbnb.

## Quality

A common complaint from the commercial accommodation sector is that Airbnb accommodation has no assurance of quality and that could undermine visitors' experiences.

However, these complaints do not tell the whole story. Airbnb has its own self-regulating quality framework. This framework is driven by a peer reviewing system that effectively pushes private households into ensuring they deliver a quality experience. If someone gets bad reviews, either they will need to lift their game, or the market will squeeze them out.

This section gives insights into the quality of Airbnb properties within Queenstown-Lakes District by comparing ratings within the district and against other parts of New Zealand.

The following table outlines which indicators have been included and what each indicator shows.

Indicator	What the indicator shows
Average property rating by Airbnb guests	The average rating (out of 5) by guests for properties in the area. This indicator signals how content Airbnb guests have been with the quality of their accommodation and the experience received.

## About the dataset

Actual listings data from Airbnb has been used in this report. The raw data has been sourced from Airbnb by a third-party provider, with the information collected on a monthly basis stretching back to October 2016. Infometrics has coded this information to territorial authorities, regional tourism organisation (RTO) and area unit boundaries. The raw data has also been coded by Queenstown-Lakes District Council planning zones.

By categorising the data in this format, comparisons have been able to be made against other territorial authorities and RTOs to see where Queenstown-Lakes district fits in against the rest of New Zealand.

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Data categorised this way is also directly comparable against other publicly-available datasets. For example, within the report all indicators under the sector size and seasonality domains have been compared to their commercial accommodation equivalents at a territorial authority or RTO level.

Commercial accommodation data is sourced from Statistics NZ's Commercial Accommodation Monitor. This survey-based dataset goes down to a fine level of detail, including by RTO area and territorial authorities.

Infometrics' dwelling stock estimates are based on the local authority breakdown of the dwelling stock available from the census. Changes in the regional dwelling stock between censuses are determined by residential building activity at a local authority level alongside an allowance for the scrapping of existing dwellings. These quarterly estimates at a local authority level are consistent with quarterly nationwide estimates of the dwelling stock regularly published by Statistics NZ.

## 4. PERSPECTIVES AT A DISTRICT LEVEL

This section looks at data on Airbnb in Queenstown-Lakes District. Comparisons to commercial accommodation and ranking against other territorial authorities are made where appropriate. Table 1 provides a summary of all indicators discussed in this section for Queenstown-Lakes and New Zealand.

Subsequent sections break down the insights from Table 1 into Queenstown and Wanaka (Section 5), and then further into zone level analysis (Section 6).

**Table 1: Queenstown-Lakes District Summary**

	Airbnb		Commercial accommodation	
	Queenstown-Lakes District	New Zealand	Queenstown-Lakes District	Airbnb as % of Commercial
Number of listings	4,226	47,425	10,383	41%
Stay unit nights	26,610	201,904	174,386	
<i>Total over year to September 2017</i>	340,809	2,619,334	2,411,455	14%
Guest nights	50,032	352,855	327,882	
<i>Total over year to September 2017</i>	626,714	4,687,223	4,403,800	14%
Average stay length	4.4	4.0	2.8	
<i>Average over year to September 2017</i>	4.2	3.9	2.5	
Occupancy	24%	17%	56%	
<i>Average over year to September 2017</i>	36%	28%	63%	
Type of listings (% of total)				
Whole house/unit	68%	50%		
Private room	31%	48%		
Shared room	0.9%	1.5%		
Bedrooms in whole house listings (% of total)				
1 bedroom	20%	31%		
2 bedrooms	21%	27%		
3 bedrooms	34%	25%		
4+ bedrooms	25%	17%		
Airbnb listings as % of housing stock <i>Sept. 2017</i>	13.6%	1.2%		
Total earnings <i>12 months to September 2017</i>	\$74,468,151	\$315,254,292		
Average daily room rate <i>12 months to Sep. 2017</i>	\$111	\$74		
Quality	4.8	4.7		

Data is for September 2017 unless otherwise stated

A detailed account of each indicator follows.

### Sector size

This domain helps establish a baseline understanding of the underlying size of Airbnb, average stay lengths by guests, and the occupancy rates of Airbnb properties.

All indicators in this domain have been compared against their commercial accommodation equivalents and have been ranked against other territorial authorities.

### Capacity

*The total number of properties listed on Airbnb shows the capacity of Airbnb at a point in time.*

There were 4,226 Airbnb listings in Queenstown-Lakes in September 2017. At the same point in time there were 47,425 Airbnb listings nationally meaning that Queenstown-Lakes accounts for nearly 9% of total Airbnb listings.

Having now established the size of Airbnb's footprint in Queenstown-Lakes District, it is interesting to put these counts alongside numbers from the commercial accommodation sector. This step enables us to get a feel for how many people are choosing Airbnb over hotels, motels, and other traditional options.

If, on any given night, all Airbnb hosts were willing to let out their rooms, then the 4,226 listings that were available as at September 2017 would compare to an average of 10,383 commercial stay units that were available. In percentage terms, the number of Airbnb listings in Queenstown-Lakes was equivalent to 41% of the size of the commercial accommodation sector in September 2017. This proportion was higher than at a New Zealand level (35%). These proportions have risen from 25% and 18% respectively back in October 2016.

**Table 2: Airbnb listings compared to commercial accommodation listings**

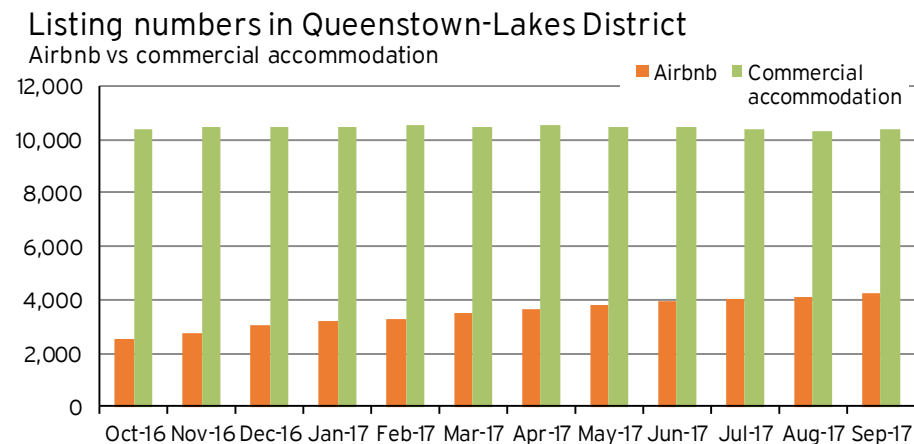
	Queenstown-Lakes District			New Zealand		
	Oct-16	Sep-17	Change	Oct-16	Sep-17	Change
Airbnb	2,558	4,226	65%	24,519	47,425	93%
Commercial accommodation	10,412	10,383	0%	138,079	133,891	-3%
Airbnb as % of commercial accommodation	25%	41%		18%	35%	

Airbnb has grown rapidly in Queenstown-Lakes. The number of listings increased from 2,558 in October 2016 to 4,226 listings in September 2017, an increase of 65%.

Queenstown-Lakes has not grown as quickly as other regions, but still has the second higher number of Airbnb listings across New Zealand, behind only Auckland.

In September, Queenstown-Lakes District had the 11th largest ratio of Airbnb properties listed to commercial accommodation stay units across 66<sup>2</sup> territorial authorities. Many other areas with high number of Airbnb properties relative to commercial accommodation stay units tended to be areas with very small commercial accommodation capacity - for example, Porirua with 196 commercial stay units available, compared to 243 Airbnb listings.

<sup>2</sup> There are 67 territorial authorities in New Zealand. However, our analysis only includes 66 as it excludes The Chatham Islands.

**Figure 1: Airbnb property listings and commercial accommodation stay units**

### Stay unit nights

*Stay unit nights show the total number of nights that Airbnbs have been booked.*

There were 340,809 Airbnb stay unit nights booked in Queenstown-Lakes over the 12 months to September 2017. Over the same period slightly more than 2.4 million stay unit nights were booked in commercial accommodation. The number of Airbnb stay unit nights in the 12 months to September equated to 14% of commercial accommodation stay unit nights. This was somewhat higher than the national figure of 12%.

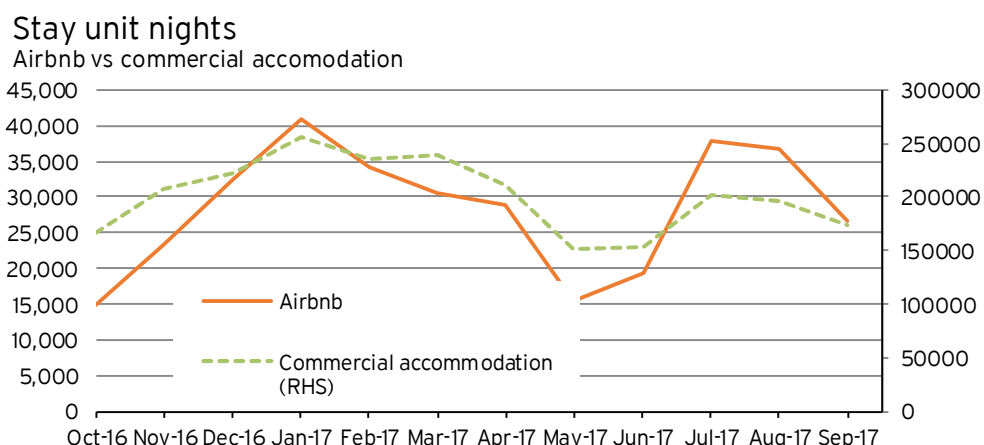
**Table 3: Stay unit nights over the year to September 2017**

Stay unit nights	Queenstown-Lakes District	New Zealand
Airbnb	340,809	2,619,334
Commercial accommodation	2,411,455	22,308,546
Airbnb % of commercial	14.1%	12%

The reason for Airbnb having a smaller relative number of stay unit nights compared with listings is due to lower occupancy rates. Not all Airbnb hosts are looking to have visitors year-round. Instead some hosts may only be filling up spare rooms at peak times, or renting out their house periodically when they are out of town. By comparison, commercial operators are always aiming to fill their rooms to maximise their return on investment. This is addressed in the occupancy rate indicator.

Queenstown-Lakes District has the 11<sup>th</sup> highest proportion of Airbnb stay unit nights relative to commercial stay unit nights out of 66 territorial authorities. Ahead of Queenstown-Lakes are (amongst others) Waikato district and Selwyn District at first and second place, respectively.



**Figure 2: Airbnb and commercial accommodation stay unit nights in Queenstown-Lakes District**

### Guest nights

*Airbnb guest nights have been estimated by assuming that guests per property are the same as guests per stay unit in commercial accommodation. We believe this estimate is likely to be conservative as guests per Airbnb may exceed their commercial accommodation equivalent when there are a lot of whole houses available for rent on Airbnb in an area.*

Our estimates show that there were 626,714 guest nights in Queenstown-Lakes District over the 12 months to September 2017. By comparison, there were 4,403,800 guest nights in commercial accommodation over the same period. The relative size of Airbnb to commercial accommodation guest nights was 14.2% over the 12 month period.

Queenstown had the second highest number of guest nights per month out of 66 territorial authorities, behind only Auckland.

**Table 4: Guest nights in the 12 months to September 2017**

Guest nights	Queenstown-Lakes District	New Zealand
Airbnb	626,714	4,687,223
Commercial accommodation	4,403,800	39,022,755
Airbnb as % of commercial	14.2%	12.0%

### Average stay length

*This indicator shows the average number of days that guests are staying in Airbnb accommodation in the area. If guests are staying for longer on average then there is more opportunity to increase their overall spend in the area.*

Guests stayed on average 4.2 nights in Airbnbs in Queenstown-Lakes District over the 12 months to September. This is above the national average of 3.9.

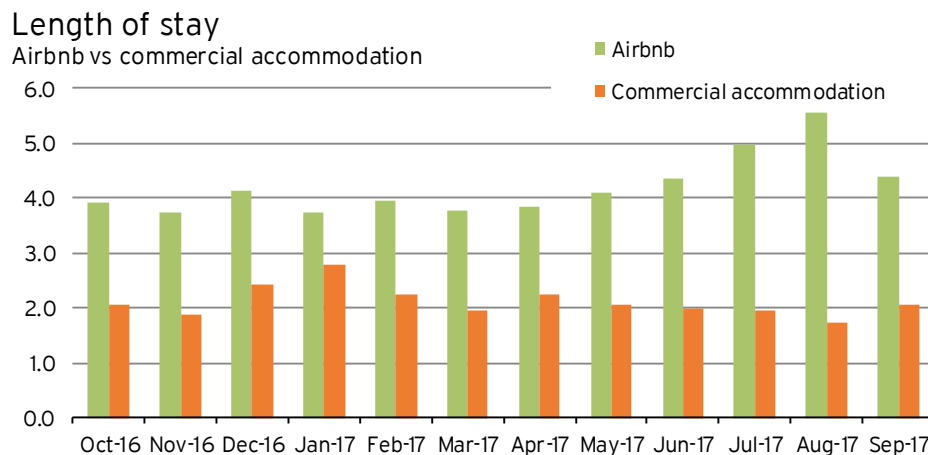
Guests stayed in commercial accommodation in Queenstown-Lakes District for an average of 2.5 nights over the 12 months to September 2017.

**Table 5: Average length of stay over the 12 months to September 2017 (days)**

Stay length (days)	Queenstown-Lakes District	New Zealand
Airbnb	4.2	3.9
Commercial accommodation	2.5	2.0
Airbnb as % of commercial	168%	199%

Airbnb guests in Queenstown-Lakes District stayed the third longest out of 66 territorial authorities in the 12 months to September. In these authorities, 1.0% to 2.0% of listings appeared to be used as long-term rentals (occupied by a single guest for more than 20 days a month).

**Figure 3: Guests average length of stay in Airbnb and commercial accommodation**



### Occupancy

*This indicator measures the proportion of nights an accommodation listing is booked over a specific period.*

We estimate that Airbnb properties in Queenstown-Lakes District averaged 36% occupancy over the 12 months to September. This compares with the national average of 28%.

It is important to note that included in our Airbnb occupancy rate are properties which may have not been made available for the entire month. We include these properties in order to ensure the rate is directly comparable with the commercial accommodation equivalent (which assumes availability 100% of the time).

Over the 12 months to September, the average occupancy rate of commercial accommodation was 63%, which is well above the national average of just 44%. This commercial accommodation rate includes hotels and motels, along with holiday parks and camping grounds.

As explained earlier, it is not surprising to see that Airbnb properties operate with lower occupancy rates. Not all Airbnb hosts are looking to have visitors year-round. Instead, some hosts may only fill spare rooms at peak times, or rent out their house periodically when they are out of town. By comparison, commercial operators are always aiming to fill their rooms to maximise their return on investment.

Even so, over the 12 months to September, Queenstown-Lakes had the sixth highest Airbnb occupancy rate across 66 territorial authorities.

**Table 6: Average occupancy rate in the 12 months to September 2017**

Occupancy rate	Queenstown-Lakes District	New Zealand
Airbnb	36%	28%
Commercial accommodation	63%	44%
Airbnb as % of commercial	57%	64%

## Housing/rental pressures

The key focus of the housing/rental pressures domain is understanding the characteristics of homes being rented out via Airbnb and how regularly hosts are trying to rent their properties out on the Airbnb platform.

These insights show which areas have high concentrations of homes listed on Airbnb that would have been suitable for families to live in long-term. They also show whether these homes are being opportunistically rented at peak times, or are likely to have been removed from the general rental pool to chase higher returns on Airbnb.

Benchmarking the number of whole homes listed on Airbnb against the total number of dwellings in Queenstown-Lakes District gives further insight as to how much of the area's housing pool has been directly influenced by Airbnb.

The key findings of this section are:

- Most listings (68% or 2,884 houses) in Queenstown-Lakes are entire houses/units, rather than just spare private rooms (31%). Nationally these proportions are 50% and 48% respectively.
- Houses/units listed on Airbnb in Queenstown-Lakes are generally 3+ bedroom family homes. 59% or 1,699 whole house listings in Queenstown-Lakes are 3+ bedroom homes, compared to 42% nationally.
- Over the 12 months to September, Queenstown-Lakes hosts made their whole house listings available 70% of the time. Such a high proportion of availability suggests that in the absence of the option of getting superior returns on Airbnb many of the properties might have been in the general rental pool.
- The number of whole houses available on Airbnb was equivalent to 14% of Queenstown-Lakes District's housing stock in the September 2017 quarter. This proportion was the highest in the country and well above the national average of 1.2%.

This domain considers these pressures at a district-wide level. Sections 5 and 6 of this report a similar framework of housing pressures is considered for Queenstown and Wanaka and then on a zone-by-zone basis.

### Type of listings

*The type of listings indicator breaks the total number of properties listed on Airbnb down by type: shared room, private room, and whole house. This data can help establish whether a listing is just a family renting out a spare room or if it is an entire residential unit/home.*

Just over two-thirds (68% or 2,884) of Airbnb listings in Queenstown-Lakes District in September 2017 were whole houses/units. Another 31% (1,302 listings) were private rooms and 0.9% (36 listings) were shared rooms. At a national level 50% of listings were whole houses/units, 48% were private rooms, and 1.5% were shared rooms.

Queenstown-Lakes District has the fourth highest proportion of Airbnb listings that are entire houses or units out of 66 territorial authorities.

**Table 7: Airbnb listings by type, September 2017**

Type of listing	Queenstown-Lakes		New Zealand	
	Number	Proportion	Number	Proportion
Entire home/apt	2,884	68%	23,890	50%
Private room	1,302	31%	22,775	48%
Shared room	36	0.9%	700	1.5%

This high proportion of whole house/unit listings suggests that a lot of Airbnbs in Queenstown-Lakes District are suitable for rentals, rather than hosts earning a little bit of extra money from spare rooms.

It is useful to now look at the nature of these houses/units to see if they are 3 or 4 bedroom family homes, or if they are small units more suitable for singles or couples.

### Number of bedrooms in whole house listings

*This indicator takes the number of whole house listings and breaks these in to bedroom numbers (1, 2, 3, 4+). This indicator can help establish what type of whole houses are being rented to understand whether they are small units, or homes suitable for accommodating families.*

In September 2017, 59% (1,699) of whole house/unit Airbnb listings in Queenstown-Lakes District were for 3+ bedroom properties, while 21% were for 2 bedroom homes and 20% were for 1 bedroom properties. By comparison, at a national level, 42% were for 3+ bedroom homes, 27% for 2 bedroom, and 31% for 1 bedroom properties.

Queenstown-Lakes District has the fourth highest proportion of whole house/unit listings that have 3 or more bedrooms.

**Table 8: Entire house/unit Airbnb listings by number of bedrooms, September 2017**

Number of bedrooms	Queenstown-Lakes District		New Zealand	
	Number	Proportion	Number	Proportion
1	567	20%	7,491	31%
2	618	21%	6,461	27%
3	972	34%	5,903	25%
4+	727	25%	4,035	17%

\*Total shares may not add to 100% due to some observations missing information on number of bedrooms (<1%)

This high proportion of 3+ bedroom homes available on Airbnb indicates that there are significant numbers of homes being listed that would have been suitable for a family to rent.

The big question now is whether hosts in Queenstown-Lakes are only opportunistically renting out their home on occasions or if there is evidence that houses are being taken out of the general rental pool to list on Airbnb.

### Proportion of time Airbnb is available to book

*This indicator shows the average number of days over a time period that hosts have made their property available to rent on Airbnb.*

Understanding how frequently hosts are willing to rent out their property enables us to ascertain whether it is reasonable to assume that in the absence of Airbnb, the home could have potentially been added to the general rental pool.

Entire home/unit listings in Queenstown-Lakes District were on average available for rent 70% of the time over the 12 months to September 2017. By comparison, at a national level, whole home/unit listings on Airbnb were available to rent on average 68% of the time over the year to September 2017.

**Table 9: The proportion of time Airbnb properties have been available for over the year to September 2017**

	Queenstown-Lakes District	New Zealand
Entire houses/units	70%	68%
All listing types	69%	70%

Table 9 shows that availability for entire houses/units in Queenstown-Lakes District is slightly higher than for all property types generally (including private and shared listings). The opposite is true nationally.

Given that properties are available to rent on Airbnb such a high proportion of the time suggests that in the absence of Airbnb many of the properties in Queenstown-Lakes could have potentially been in the general rental pool.

Nevertheless, Queenstown-Lakes only ranks 54<sup>th</sup> out of 66 territorial authorities for the average proportion of time that whole homes were available to rent over the 12 months to September 2017.

It seems that most Airbnb properties across territorial authorities are being made available a large proportion of the time.

The territorial authorities where whole houses on Airbnb are available for booking the highest proportion of the time are generally small districts, but many tourist hotspots in the South Island were also above Queenstown-Lakes. Whole house listings in Central Otago District were available to book for 77% of the time in the 12 months to September, while whole house listings in the Mackenzie District and Hurunui District were available for 77% and 84% of the time respectively.

The fact that houses in Queenstown-Lakes were still available most of the time, coupled with the sheer volume of large houses, suggests there is likely to have been significant encroachment into the district's rental pool.

To further come to grips with the magnitude of this problem, it is important to ascertain the number of whole house listings on Airbnb in Queenstown-Lakes compared to the number of dwellings in the district's housing stock.

### Airbnb listings as proportion of housing stock

*This indicator shows what proportion of homes in Queenstown-Lakes District are being offered as whole house listings on Airbnb. It proxies the proportion of residential ratepayers that may be affected by any policy changes that affect whole house listings.*

The data shows that Airbnb entire homes/units listed in Queenstown-Lakes District are equivalent to approximately 14% of the 19,376 dwellings in the district. Nationally the ratio stands at 1.2%.

**Table 10: Airbnb listings as a % of the housing stock**

	Queenstown-Lakes District	New Zealand
Airbnb listings*	2,640	21,964
Total housing stock**	19,376	1,828,438
Airbnb as % of total stock	14%	1.2%

\* Whole houses/apartments only \*\* Housing stock estimations by Infometrics

Compared to other territorial authorities, Queenstown-Lakes District has the highest number of whole houses listed on Airbnb as a proportion of the total dwelling stock. Ruapehu District comes in second place, with the number of listings on Airbnb equating to about 3.5% of the dwelling stock in the June 2017 quarter.

The 6,011 entire house/apartments listed on Airbnb in the June quarter in Auckland represents approximately 1.4% of the 544,806 dwellings in our biggest city.

## Seasonality

This domain investigates the seasonality of Airbnb demand across several indicators.

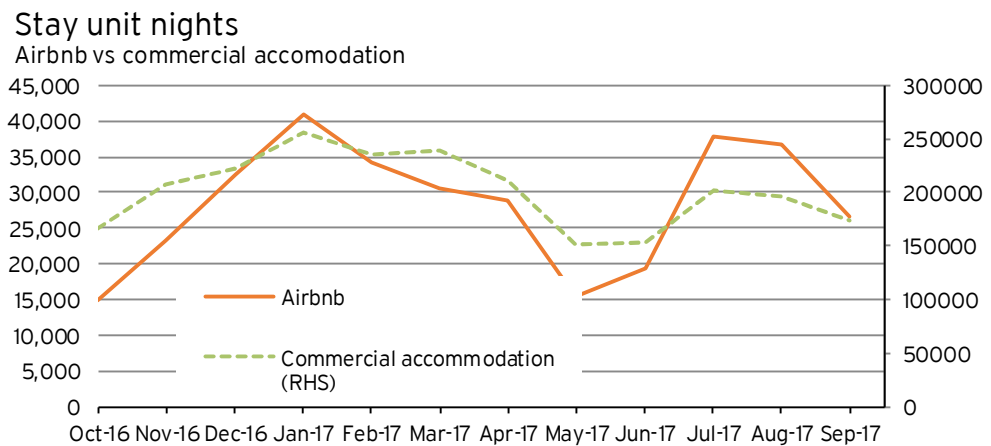
The purpose of this domain is to provide evidence as to whether Airbnb is predominantly plugging in gaps at peak times or if Airbnb is nibbling at commercial accommodation year-round.

### Stay unit nights by month

*This indicator shows stay unit nights on a month-by-month basis so that seasonal trends can be explored.*

Stay unit nights were at their highest in January in Queenstown-Lakes District. Data from the commercial accommodation monitor shows that January also had the highest number of stay unit nights over the year.

**Figure 4: Monthly stay nights in Airbnb and commercial accommodation**



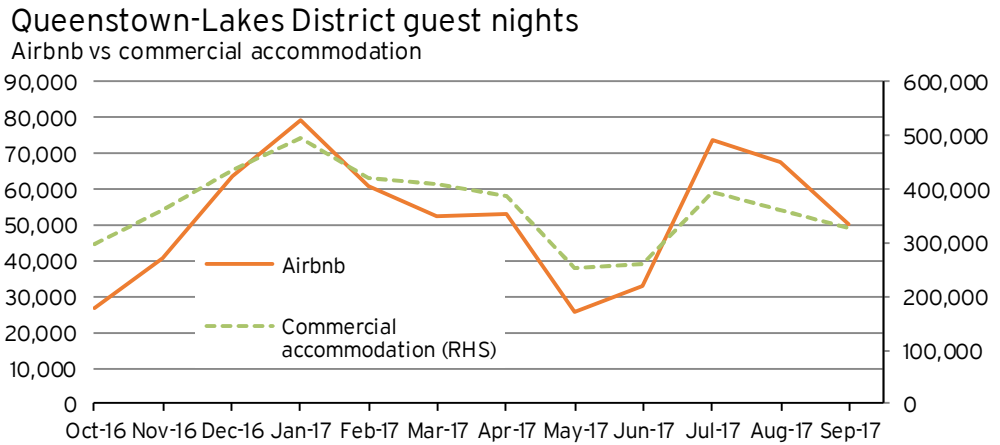
### Guest nights by month

*This indicator shows the estimate of guest nights on a month-by-month basis so that seasonal trends can be explored.*

Guest nights were at their highest in January 2017 in Queenstown-Lakes District. July 2017 saw the second highest number of guest nights, coinciding with the winter ski season.

Comparing this indicator against the commercial accommodation equivalent shows a similar seasonal peak summer season trend. Both Airbnb and commercial accommodation have the highest number of guest nights occurring in January. Of note is the higher winter peak in the Airbnb data compared to commercial accommodation.

**Figure 5: Monthly guest nights at Airbnb and Commercial Accommodation**



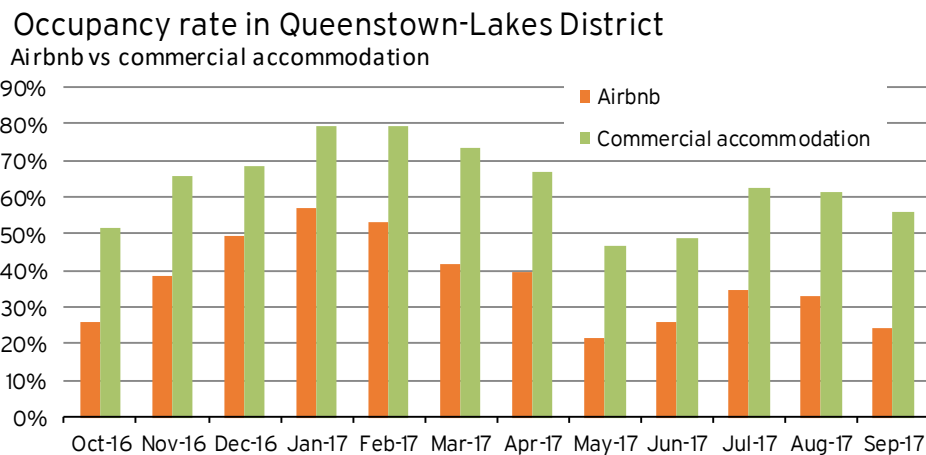
**Occupancy rate by month**

*This indicator shows the proportion of each month that Airbnbs have been booked. By looking at occupancy on a month-by-month basis seasonal trends can be established.*

Occupancy in Airbnbs in Queenstown-Lakes was highest in January 2017, a similar trend that occurs across New Zealand. Occupancy in Airbnbs in Queenstown-Lakes during this peak month is the seventh highest across 66 territorial authorities.

Comparing Airbnb against commercial accommodation shows that occupancy for Airbnbs in Queenstown-Lakes across all months is lower. However, peak times do coincide and the gap is proportionally smaller at these peaks, suggesting that Airbnb is picking up slack when commercial accommodation is having more difficulty accommodating guests.

**Figure 6: Month-by-month occupancy rate in Airbnb and commercial accommodation**



**Earnings**

This domain provides insights into how much money is flowing into the local economy and to each property owner. It also provides insights into the average price that Airbnb guests are paying each night.



**Table 11: Earnings from Airbnb in the 12 months to September 2017**

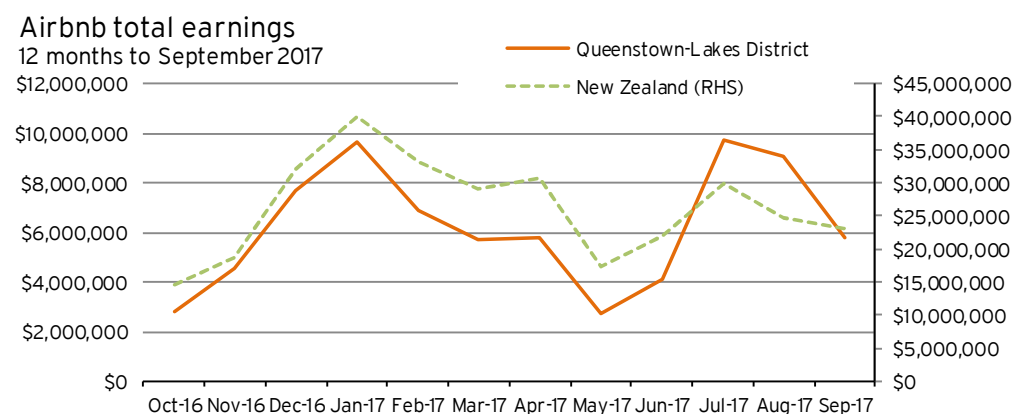
	Queenstown-Lakes District	Auckland	New Zealand
Total earnings	\$74,468,151	\$85,198,111	\$315,254,292
Average earnings per property	\$21,265	\$6,857	\$8,707
Average daily rate per room	\$111	\$74	\$74

### Total earnings of all properties

*This indicator represents the total cash injection in to the local economy from Airbnb earnings. It is defined as the total revenue (including cleaning fees) earned by all properties in the area over a given time period.*

Airbnb generated \$74.5m of total revenue for hosts in Queenstown-Lakes District over the year to September. This compares to \$85.2m in the much larger Auckland. Airbnbs in Queenstown-Lakes accounted for 24% of total earnings in New Zealand over the 12-month period. The highest monthly earnings were measured in July.

In terms of overall earnings over the 12 months to September, Queenstown-Lakes District ranked second out of 66 Territorial Authorities, behind Auckland.

**Figure 7: Total monthly earnings from Airbnb listings**

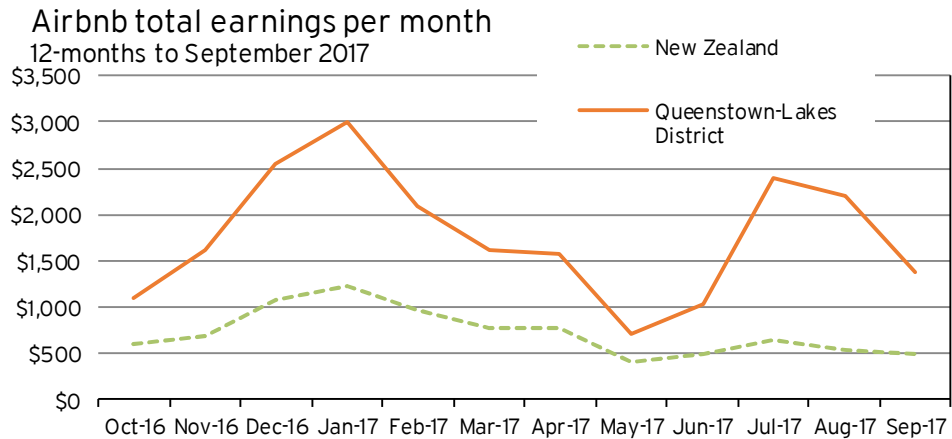
### Average earnings for each property

*The average earnings of each property are estimated by dividing total revenue in an area by the number of properties available for rent on Airbnb over a given time period. This indicator represents the return which each property owner is earning on average from listing their property on Airbnb.*

The average Airbnb property in Queenstown-Lakes District generated \$21,265 over the year to September. This is significantly higher than the New Zealand average of \$8,707 per property.

Queenstown-Lakes hosts made the highest amount of money per property across 66 Territorial Authorities in the 12 months to September 2017.

It is also interesting to consider earnings on a monthly basis, to ascertain whether average earnings are higher at peak times.

**Figure 8: Average monthly earnings per property**

Queenstown-Lakes Airbnb's earned about four times more during the peak summer season than they did in May. Properties listed in January earned just shy of \$3,000 on average each, compared to just \$708 in May. Earnings spike again in July, with properties on average earning \$2,393 each. This premium reflects high demand for property during the peak summer and skiing seasons, particularly for times that coincide with school holidays.

### Average daily rate (\$) per effective room

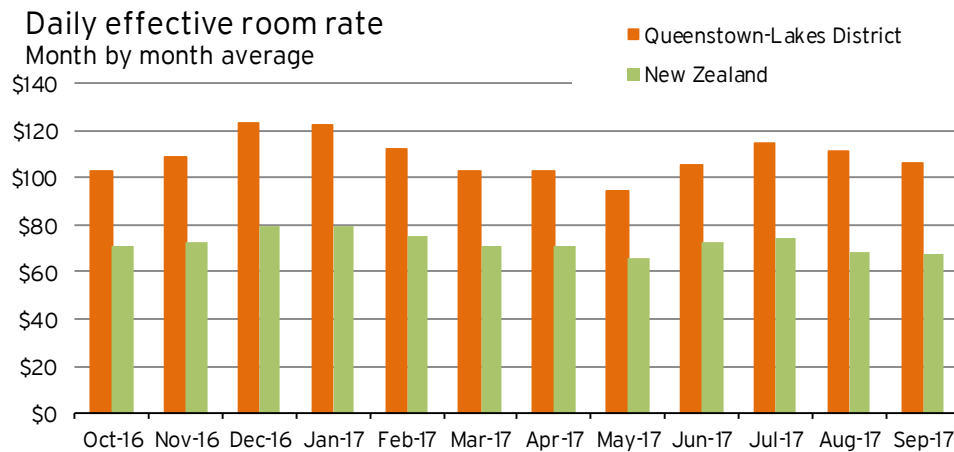
*This indicator measures how much it costs on average to rent a room with Airbnb. It is calculated per effective room so that fair comparisons can be made across areas, even if there are a different composition of property types.*

Each listing's price (including cleaning fees) is converted into an effective room rate by taking in to consideration the number of bedrooms in the listing and then averaging across all listings.

The data shows that the average daily rate per effective room in Airbnbs in Queenstown-Lakes District over the 12 months to September was \$111 per night. This compares to the NZ average of \$74 per night.

Compared to 65 other Territorial Authorities, Queenstown has the highest average room rate per night.

It is also interesting to consider these effective room rates on a monthly basis, to ascertain whether average daily rates are higher at peak times.

**Figure 9: Daily effective room rate, month-by-month**

Room rates in Queenstown-Lakes peaked during summer months at above \$120 in December and January and fell to \$95 per room in May. A similar trend appears across New Zealand.

## Quality

This domain shows insights into the quality of Airbnb properties within Queenstown-Lakes District by comparing ratings within the district and against other parts of New Zealand.

### Average property rating by Airbnb guests

*This indicator signals how content Airbnb guests have been with the quality of their accommodation and the experience received by measuring the average rating out of 5 by guests for properties in the area.*

The data shows that the average rating for Airbnb properties in Queenstown-Lakes District is 4.8. This compares to the NZ average of 4.7.

**Table 12: Average Airbnb property ratings, 12 months to September 2017**

	Queenstown-Lakes District	Auckland	New Zealand
Average rating	4.8	4.7	4.7

## 5. COMPARING QUEENSTOWN AND WANAKA

Not only does the Crown Range provide a geographical separation between the Queenstown and Wanaka sides of the district, but in terms of destination marketing and promotion the two areas are independently represented by two separate Regional Tourism Organisations (RTOs). These RTOs are called Destination Queenstown and Lake Wanaka Tourism.

This section outlines data on Airbnb in the Destination Queenstown RTO (Queenstown) and the Lake Wanaka Tourism RTO (Wanaka). Comparisons to commercial accommodation and ranking against other RTOs are provided where appropriate. The analysis will cover the five domains.

Table 13 provides a summary of the indicators we calculate for each of the RTOs.

**Table 13: Queenstown and Wanaka RTO Airbnb summary**

	Queenstown RTO	Wanaka RTO	New Zealand
Number of listings	3,084	1,142	47,425
Stay unit nights	20,006	6,604	201,904
<i>Sum over year to September 2017</i>	260,998	79,811	2,619,334
Guest nights	37,615	12,417	352,855
<i>Sum over year to September 2017</i>	479,650	147,064	4,687,223
Average stay length	4.4	4.4	4.0
<i>Average over year to September 2017</i>	4.2	4.1	3.9
Occupancy	25%	22%	17%
<i>Average over year to September 2017</i>	33%	28%	28%
Type of listings (% of total)			
Whole house/unit	66%	74%	51%
Private room	33%	26%	48%
Shared room	1.1%	0.1%	1.5%
Bedrooms in whole house listings (% of total)			
1 bedroom	19%	21%	31%
2 bedrooms	22%	20%	27%
3 bedrooms	35%	31%	25%
4+ bedrooms	24%	28%	17%
Total earnings <i>12 months to September 2017</i>	\$60,453,684	\$14,014,467	\$315,254,292
Average daily room rate <i>12 months to Sep. 2017</i>	\$117	\$92	\$74
Quality	4.8	4.8	4.7

All data is for September 2017 unless otherwise specified

### Sector size

To establish a baseline understanding of the size of Airbnb, we analyse the number of listings, the average length of stay by guests, and the occupancy rate to Airbnb properties.

### Capacity

*The total number of properties listed can show the capacity of Airbnb at a point in time.*

**Table 14: Listings in Queenstown and Wanaka RTOs, September 2017**

	Queenstown RTO		Wanaka RTO	
	Level	% of QLDC total	Level	% of QLDC total
Airbnb	3,084	73%	1,142	27%
Commercial accommodation	7,501	73%	2,843	27%
Airbnb as % of commercial accommodation	41%		40%	

Airbnb listings in Queenstown account for nearly three-quarters (73%) of total listings in the Queenstown-Lakes-District. Wanaka accounts for the other quarter (27%). Airbnb listings as a proportion of commercial accommodation are similar in Queenstown and Wanaka. The proportion is close to 40% in both RTOs.

### Stay unit nights

*Stay unit nights show the total number of nights that Airbnbs have been booked in the area.*

**Table 15: Stay unit nights by RTO in the 12 months to September 2017**

	Queenstown RTO		Wanaka RTO	
	Level	% of QLDC total	Level	% of QLDC total
Airbnb	260,998	77%	79,811	23%
Commercial accommodation	1,950,350	81%	461,104	19%
Airbnb as % of commercial accommodation	13%		17%	

There were nearly 261,000 Airbnb stay unit nights in Queenstown over the 12 months to September 2017, which accounted for 77% of the total in the district. In terms of stay unit nights Airbnb has a slightly larger share of the commercial accommodation market in Wanaka compared with Queenstown.

Relative to other Regional Tourism Organisations, Queenstown has the highest proportion of Airbnb to commercial accommodation stay unit nights. Wanaka comes in at a close second.

### Guest nights

*Guest nights have been estimated by assuming that guests per property are the same as guests per stay unit in commercial accommodation. This estimate is likely to be conservative as guests per Airbnb may exceed their commercial accommodation equivalent when there are a lot of whole houses available for rent on Airbnb in an area.*

**Table 16: Guest nights by RTO in the 12 months to September 2017**

	Queenstown RTO		Wanaka RTO	
	Level	% of QLDC total	Level	% of QLDC total
Airbnb	479,650	77%	147,064	23%
Commercial accommodation	3,543,460	80%	860,338	20%
Airbnb as % of commercial accommodation	14%		17%	

Over the 12 months to September, there were about 480,000 guest nights in Queenstown which accounted for more than 75% of total guest nights in the district, with Wanaka accounting for the rest. In terms of guest nights Airbnb has a slightly larger share of the total market in Wanaka compared with Queenstown.

### Average stay length

*This indicator shows the average number of days that guests are staying in Airbnb accommodation in the area. If guests are staying for longer on average then there is more opportunity to increase their overall spend in the area.*

Guests stayed similar lengths of time in Airbnbs in Queenstown and Wanaka, for an average of 4.2 and 4.1 days over the 12 months to September 2017, respectively. This compares to an average length of stay of 3.9 days nationally.

The number of days that guests spend per reservation in Airbnbs is much longer than in commercial accommodation.

**Table 17: Average length of stay by RTO over the 12 months to September 2017 (days)**

Stay length	Queenstown	Wanaka	QLDC total
	RTO	RTO	
Airbnb	4.2	4.1	4.2
Commercial accommodation	2.6	2.2	2.5
Airbnb as % of commercial accommodation	164.4%	186.9%	167.4%

### Occupancy

*This indicator measures the proportion of nights an accommodation listing is booked over a specific time period.*

Table 18 shows that Airbnbs in Queenstown (33%) had a higher average occupancy rate than Wanaka (28%) over the 12 months to September. In both RTOs the Airbnb occupancy rates were substantially lower than in commercial accommodation. The gap in Queenstown (37 percentage points) was substantially larger than in Wanaka (16 percentage points).

**Table 18: Average occupancy rate by RTO in the 12 months to September 2017**

Occupancy	Queenstown	Wanaka
	RTO	RTO
Airbnb	33%	28%
Commercial accommodation	70%	44%
Airbnb as % of commercial accommodation	47%	62%

## Housing/rental pressures

The key focus of the housing/rental pressures domain is understanding the characteristics of homes being rented out via Airbnb and how regularly hosts are trying to rent their properties out on the platform.

These insights show which RTOs have high concentrations of homes listed on Airbnb that would have been suitable for families to live in long-term. They also show whether these homes are being opportunistically rented at peak times, or are likely to have been removed from the general rental pool to chase higher returns on Airbnb.

### Type of listings

*This indicator breaks the total number of properties listed on Airbnb down by type: shared room, private room, and whole house. This data can help establish whether a listing is just a family renting a spare room or if it is an entire residential unit/home.*

**Table 19: RTO listings by type, September 2017**

Type of listing	Queenstown RTO		Wanaka RTO	
	Number	Proportion	Number	Proportion
Entire home/apt	2,038	66%	846	74%
Private room	1,007	33%	295	26%
Shared room	35	1.1%	1	0%

Table 19 shows that entire homes/apartments make up a larger share of Airbnbs in Wanaka compared with Queenstown. Nearly three quarters of Airbnbs in Wanaka are entire homes/apartments compared with about two thirds in Queenstown.

### Number of bedrooms in whole house listings

*This indicator takes the number of whole house listings and breaks these in to bedroom numbers (1, 2, 3, 4+). This indicator can help establish what type of whole houses are being rented to understand whether they are small units, or homes suitable for accommodating families.*

**Table 20: Entire house/unit Airbnb listings by number of bedrooms and RTO, September 2017**

Number of bedrooms	Queenstown RTO		Wanaka RTO	
	Number	Proportion	Number	Proportion
1	388	19%	179	21%
2	453	22%	165	20%
3	709	35%	263	31%
4+	488	24%	239	28%
Total	2,038		846	

There are no material differences between Queenstown and Wanaka in terms of Airbnb house size. A similar proportion of houses (nearly six out of ten) have 3 bedrooms or more in both RTOs.

### Proportion of time Airbnb is available to book

This indicator shows the average number of days over a time period that hosts have made their property available to rent on Airbnb.

Table 21 provides further evidence that Airbnb has a larger potential impact on the rental market for families looking for long term accommodation in Wanaka compared with Queenstown. In Wanaka entire houses/units were available for rent 74% of days in the 12 months to September 2017, compared with 70% in Queenstown.

**Table 21: Proportion of time whole house/units Airbnbs have been available over the 12 months to September 2017 by RTO**

	Queenstown		
	RTO	Wanaka RTO	QLDC Total
Entire houses/units	70%	74%	71%
All listing types	67%	73%	69%

## Seasonality

This domain investigates the seasonality of Airbnb demand across several indicators.

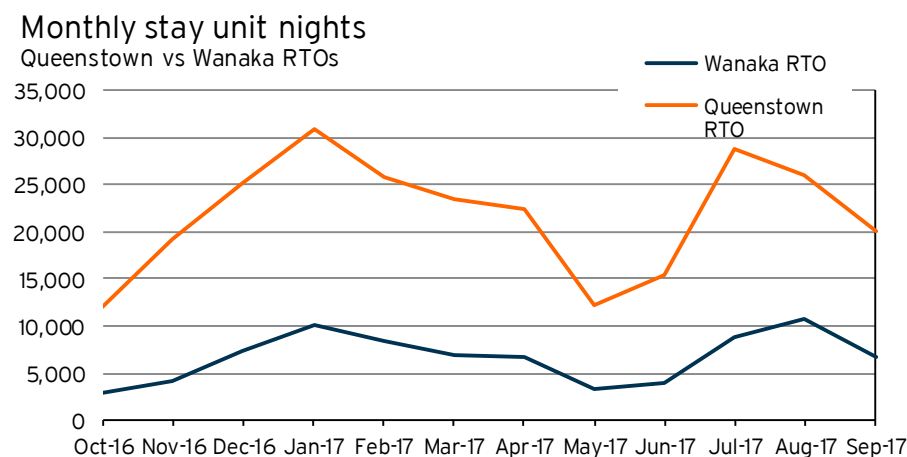
The purpose of this domain is to provide evidence as to whether Airbnb is predominantly plugging in gaps at peak times or if Airbnb is nibbling at commercial accommodation year-round.

### Stay unit nights by month

*This indicator shows stay unit nights on a month-by-month basis so that seasonal trends can be explored.*

Stay unit nights were at their highest in Queenstown in January with July not far behind. Wanaka hit a peak in August but it is not clear if this was driven by seasonality or the underlying growth in the popularity of Airbnb.

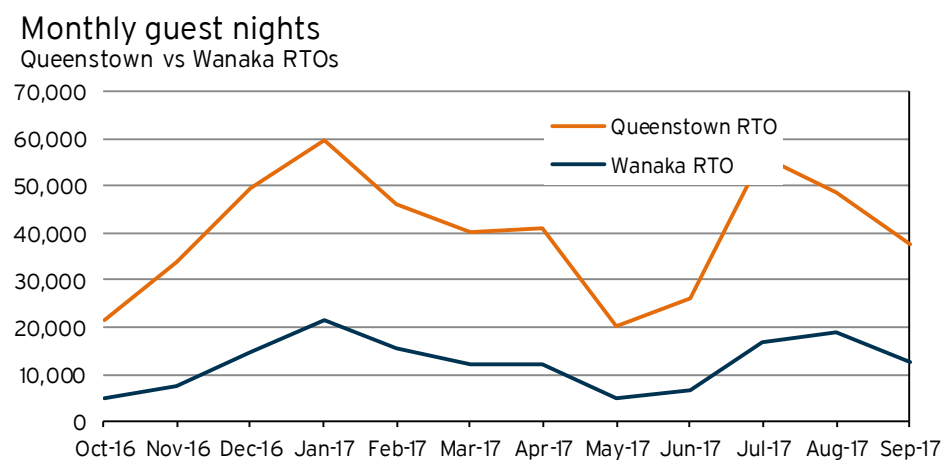


**Figure 10: Monthly stay unit nights in Queenstown and Wanaka RTOs**

### Guest nights by month

*This indicator shows the estimate of guest nights on a month-by-month basis so that seasonal trends can be explored.*

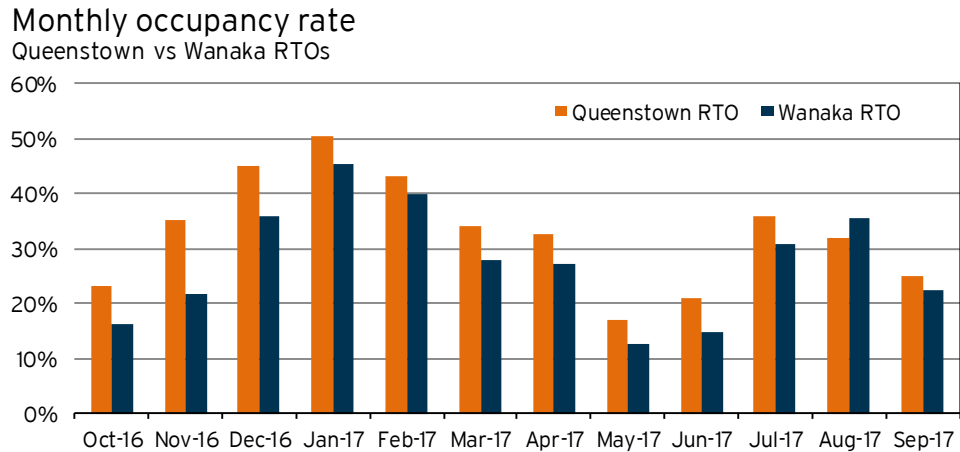
Guest nights data shows a similar trend to stay unit nights with Queenstown peaking in January followed by a second peak in July. Wanaka peaks in August.

**Figure 11: Monthly guest nights in Queenstown and Wanaka RTOs**

### Occupancy rate by month

*This indicator shows the proportion of each month that Airbnbs have been booked. By looking at occupancy on a month-by-month basis seasonal trends can be established.*

Occupancies peaked in both Queenstown and Wanaka in January. Occupancies picked up from a low in May to a winter peak in July and August. However, winter occupancy peaks are substantially lower than the summer peaks. Wanaka experienced lower occupancies than Queenstown over the entire period except August 2017.

**Figure 12: Month-by-month occupancy rate in Queenstown and Wanaka RTOs**

## Earnings

This domain provides insights into how much money is flowing in to the local economy and into each property owner's back pocket as a result of Airbnb. It also provides insights into the average price that Airbnb guests are paying each night.

**Table 22: Earnings from Airbnb by RTO in the 12 months to September 2017**

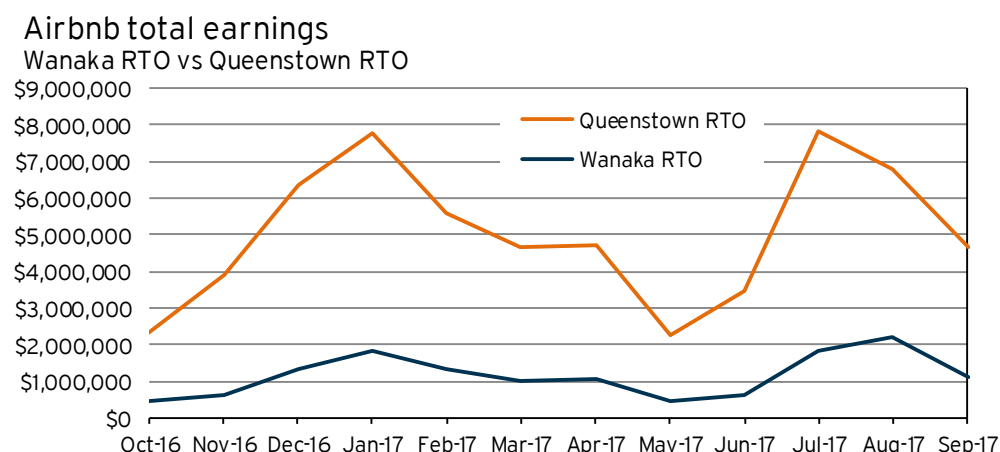
	Queenstown RTO	Wanaka RTO	QLDC total
Total earnings	\$60,453,684	\$14,014,467	\$74,468,151
Average earnings	\$23,539	\$14,922	\$21,265
Average daily rate per room	\$115	\$90	\$111

### Total earnings of all properties

*This indicator represents the total cash injection in to the local economy from Airbnb earnings. It is defined as the total revenue earned by all properties in the area over a given time period (including cleaning fees).*

Total earnings in Queenstown were more than \$60m in the 12 months to September 2017, compared with around \$14m in Wanaka.

Figure 13 shows summer and winter peaks in earnings. Earnings in the May trough are about a quarter of the summer and winter peaks. Total earnings in the winter peak exceeded the summer peak in Queenstown.

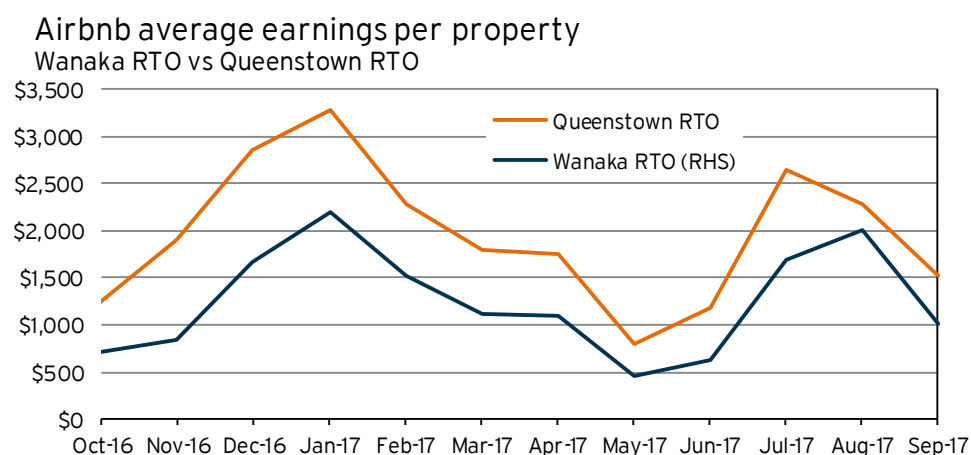
**Figure 13: Total monthly earnings from Airbnb listings in Queenstown and Wanaka RTOs**

### Average earnings for each property

*The average earnings of each property are estimated by dividing total revenue in an area by the number of properties available for rent on Airbnb over a given time period. This indicator represents the return which each property owner is earning on average from listing their property on Airbnb.*

On average, an Airbnb listing in Queenstown earned almost \$24,000 in the 12 months to September 2017, while the average was about \$15,000 in Wanaka.

Figure 14 shows that the average monthly earnings from Airbnb property in Queenstown were substantially higher than Wanaka, although the gap shrinks in May and August. Average earnings are highest in summer.

**Figure 14. Average monthly earnings per property in Queenstown and Wanaka RTOs**

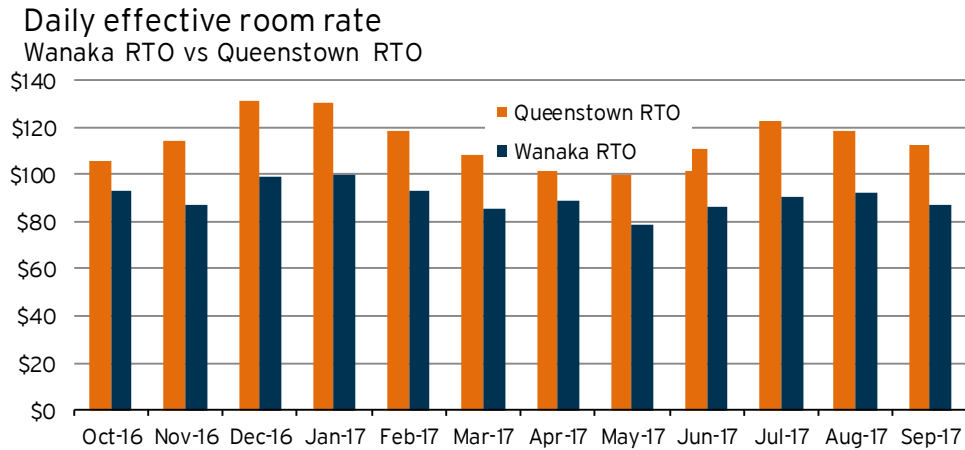
### Average daily rate (\$) per effective room

*This indicator represents how much it costs on average to rent a room with Airbnb. It is calculated per effective room so that fair comparisons can be made across areas, even if there are a different composition of property types.*

Each listing's price (including cleaning fees) is converted into an effective room rate by taking in to consideration the number of bedrooms in the listing and then averaged across all listings.

The average daily rate per effective room in Airbnbs in Queenstown was \$115 and \$90 in Wanaka over the 12 months to September 2017. Figure 15 shows that there are clear summer and winter peaks in the average daily rate.

**Figure 15: The daily effective Airbnb room rate, month-by-month in Queenstown and Wanaka RTOs**



## Quality

This domain provides insights into the quality of Airbnb properties within Queenstown-Lakes District by comparing ratings within the district and against other parts of New Zealand.

### Average property rating by Airbnb guests

*This indicator signals how content Airbnb guests have been with the quality of their accommodation and the experience received by giving the average rating out of 5 by guests for properties in the area.*

With average ratings of 4.8 in both Queenstown and Wanaka Airbnb customers appear to be slightly happier than customers in Auckland and New Zealand as a whole (both 4.7).

**Table 23: Average Airbnb property ratings by RTO, 12 months to September 2017**

Area	Rating
Queenstown RTO	4.8
Wanaka RTO	4.8
Auckland	4.7
New Zealand	4.7

## 6. COMPARISONS OF ALL ZONES IN THE DISTRICT

This section looks at Airbnb data disaggregated by Queenstown-Lakes District zones to understand the scale and nature of Airbnb within each of Queenstown-Lakes District's zones. Analysis covers the same five domains used in earlier sections.

We begin this section by summarising the nature of Airbnb across all zones. We then investigate each indicator individually to show how it looks in each zone.

A data spreadsheet for all zones across all indicators accompanies this report to enable detailed zone by zone analysis.

Infometrics assigned Airbnb properties to zones based on GPS co-ordinates sourced from Airbnb and zone boundary data from Queenstown-Lakes District Council. GPS co-ordinates for Airbnb listings are only an approximation of the property's true location (to ensure the host's protection). There is therefore a small possibility that some listings that fall very close to the boundary of two zones can be allocated to the wrong zone. For example, it is possible that a property assigned to the High Density Residential Zone is actually located a few metres away in the Low Density Residential Zone. It is our view that this problem does not get in the way of a generalised understanding of each zone. However, zones which are very small or have very few listings are more likely to be prone to error.

Before considering the nature of Airbnb in each zone in Queenstown-Lakes District, it is useful to consider the district-wide findings made in Section 3 of this report. At a headline level in Queenstown-Lakes District, we established that:

- Most listings (68% or 2,884 houses) in Queenstown-Lakes are entire houses/units, rather than just spare private rooms (31%). Nationally these proportions are 50% and 48% respectively.
- Houses/units listed on Airbnb in Queenstown-Lakes are generally 3+ bedroom family homes. In September 2017, 59% or 1,699 whole house listings in Queenstown-Lakes are 3+ bedroom homes, compared to 42% nationally.
- Over the 12 months to September, Queenstown-Lakes hosts made their whole house listings available 70% of the time. Such a high proportion of availability suggests that in the absence of the option of getting superior returns on Airbnb many of the properties might have been in the general rental pool.
- The number of whole houses available on Airbnb was equivalent to 14% of Queenstown-Lakes District's housing stock in the September 2017 quarter. This proportion was the highest in the country and well above the national average of 1.2%.

### Summary across all zones

There is considerable variation between the Queenstown-Lakes District Council zones. The zones widely differ in size and location, with a number of different zones present within each suburb or geographic area. The zones also differ according to the purpose they serve, such as to limit the development of dense dwelling types, or to describe a particular area. For example, some zones are largely residential, while others describe rural communities or townships.

Key findings from analysing these zones where Airbnb is most prevalent are:

- The 10 zones with the most Airbnb listings are: Low Density Residential (49%), High Density Residential (11%), Township (Operative) (5%), Medium Density Residential (4.9%), Rural Lifestyle (4.6%), Special Zone - Shotover Country (4.5%), Large Lot Residential (3.2%), Rural Residential (2.8%), Special Zone - Resort (2.7%), and Rural (2.2%).
- Airbnbs in Large Lot Residential zones (78%) and High (75%) and Medium (73%) Density Residential zones are most likely to be for whole houses rather than private room listings. By comparison, approximately half of listings in Shotover Country are for private rooms.
- The data shows that in September 64% of listings in the Low Density Residential Zone were for houses/apartments with 3 or more bedrooms. Just over half of whole houses/units in High Density Residential zones are listed with three or more bedrooms - this is high given that many properties in this area are likely to be townhouses or apartments. Zones where there are a high proportion of 1 bedroom units include Rural (34%) and Large Lot Residential (31%)
- Despite some variability between zones, the overarching observation is that most whole houses/units listed on Airbnb are available the majority of the time, irrespective of which zone it is located in.

The following table (Table 24), gives a summary of indicators for five zones with the highest number of listings.

**Table 24: Summary of indicators by the five zones with the highest number of listings**

	Low Density Residential	High Density Residential	Medium Density Residential	Township (Operative)	Special Zone - Shotover Country
Number of listings	2,102	455	205	202	193
Stay unit nights	13,318	3,884	1,530	1,069	1,217
<i>Total over year to September 2017</i>	170,371	47,988	19,287	14,717	13,553
Guest nights	25,041	7,303	2,877	2,010	2,288
<i>Total over year to September 2017</i>	313,275	88,240	35,499	27,094	24,847
Average stay length	4.5	4.2	4.2	4.2	5.2
<i>Average over year to September 2017</i>	4.3	4.1	4.2	3.7	4.2
Occupancy	25%	31%	28%	20%	26%
<i>Average over year to September 2017</i>	32%	39%	35%	28%	31%
Type of listings (% of total)					
Whole house/unit	68%	75%	73%	63%	65%
Private room	31%	24%	27%	37%	48%
Shared room	1%	1%	0.0%	1.0%	0.5%
Bedrooms in whole house listings (% of total)					
1 bedroom	13%	11%	0%	0%	18%
2 bedrooms	20%	29%	27%	14%	12%
3 bedrooms	36%	37%	41%	35%	27%
4+ bedrooms	28%	16%	22%	20%	17%
Total earnings 12 months to September 2017	\$37,536,987	\$12,945,043	\$4,847,572	\$1,943,959	\$1,739,930
Average daily room rate 12 months to Sep. 2017	\$107	\$133	\$112	\$79	\$81
Quality	4.8	4.8	4.8	4.7	4.8

Data is for September 2017 unless otherwise stated

A detailed account of each domain and indicator is provided in the rest of this section.

## Sector size

This domain helps establish a baseline understanding of the underlying size of Airbnb, average stay lengths by guests, and the occupancy rates of Airbnb.

## Capacity

*The total number of properties listed on Airbnb in Queenstown-Lakes District is broken down to show number of listings in the Queenstown-Lakes District Council zones at a point in time.*

Close to 70% of all Airbnb listings on average per month in the year to September 2017 were within the Low, Medium, High-Density Residential Zones and the Township (Operative) Zone in Queenstown-Lakes District.

Almost half of the average 3,521 listings were in the Low Density Residential Zone. A further 11% were in the High Density Residential Zone, and approximately 5% in were in each of the Medium Density Residential Zone and the Township (Operative) Zone. A further 4.6% of listings were in the Rural Lifestyle Zone.

**Table 25: Airbnb listings by zone**

The number of Airbnb listings on average per month*		
Zones	% of total	Total
Low Density Residential	49%	1,738
High Density Residential	11%	382
Township (Operative)	5.0%	175
Medium Density Residential	4.9%	173
Rural Lifestyle	4.6%	160
Special Zone - Shotover Country	4.5%	157
Large Lot Residential	3.2%	114
Rural Residential	2.8%	99
Special Zone - Resort	2.7%	95
Rural	2.2%	78
High Density Residential (Operative)	1.6%	58
Special Zone - Quail Rise	1.4%	48
Rural Visitor	1.2%	41
Arrowtown Residential Historic Management Zone	1.0%	36
Gibbston Character Zone	0.8%	27
Town Centre Queenstown	0.7%	25
Special Zone - Remarkables Park	0.6%	21
Penrith park	0.5%	16
Special Zone - Meadow Park	0.3%	11
Special Zone - Mount Cardrona Station	0.3%	10
Open Space (Operative)	0.2%	7
Town Centre Wanaka	0.2%	6
Business Mixed Use	0.2%	6
Special Zone - Bendemeer	0.1%	4
Other	1.0%	34
<b>Queenstown-Lakes District Total</b>		<b>3,521</b>

Between October 2016 (our earliest month of data), and September 2017, there has been significant growth in the number of Airbnb listings across Queenstown-Lakes District. This growth is particularly strong in the residential areas (see Table 26).

**Table 26: October 2016 to September 2017 growth in Airbnb listings in Queenstown-Lakes District zones**

The number of listings on Airbnb			
Zones	Oct-16	Sep-17	% change
Low Density Residential	1,260	2,115	68%
High Density Residential	294	456	55%
Medium Density Residential	132	205	55%
Township (Operative)	135	202	50%
Special Zone - Shotover Country	93	194	109%
Rural Lifestyle	123	183	49%
Large Lot Residential	80	135	69%
Rural Residential	78	116	49%
Special Zone - Resort	66	117	77%
Rural	56	98	75%
High Density Residential (Operative)	42	62	48%
Special Zone - Quail Rise	33	56	70%
Rural Visitor	23	55	139%
Arrowtown Residential Historic Management Zone	30	38	27%
Town Centre Queenstown	17	32	88%
Gibbston Character Zone	25	29	16%
Special Zone - Remarkables Park	16	25	56%
Penrith park	13	16	23%
Special Zone - Meadow Park	6	13	117%
Special Zone - Mount Cardrona Station	7	11	57%
Open Space (Operative)	4	9	125%
Town Centre Wanaka	5	8	60%
Business Mixed Use	2	7	250%
Special Zone - Bendemeer	4	4	0%
Other	14	40	186%
<b>Queenstown-Lakes District Total</b>	<b>2,558</b>	<b>4,226</b>	<b>65%</b>

In the 12 months to September, the number of listings in the Low Density Residential Zone increased by 68%. The number of Airbnb listings over the same period in the Medium Density and High Density zones were both up by 55%. This compared to an average 65% across Queenstown-Lakes District.

Please note that only the 10 zones with the largest number of Airbnb listings have been individually singled out in the remainder of the report, with other zones lumped in to an "other" category. Most zones in the other category each represent less than 1% of Airbnb listings in the district. A full data set has been provided in an accompanying spreadsheet so that QLDC can at its own discretion further investigate zones where Airbnb prevalence is lower.



### Stay unit nights

*Stay unit nights is the number of nights that Airbnb's have been booked in the area. Stay unit nights reflects how often hosts choose to list their property, along with demand for Airbnbs.*

There were 340,809 stay unit nights in Queenstown-Lakes District over the year to September 2017. Of these, 170,432 (50%) were in the Low Density Residential Zone. Over the same period, the number of stay nights in the High and Medium Density Residential Zones was 48,003 (14%) and 19,287 (5.7%) respectively.

**Table 27: Stay unit nights by zone over the 12 months to September 2017**

Zones	Stay nights	% of Total
Low Density Residential	170,432	50%
High Density Residential	48,003	14%
Medium Density Residential	19,287	5.7%
Township (Operative)	14,717	4.3%
Rural Lifestyle	13,153	3.9%
Rural	6,315	1.9%
Special Zone - Shotover Country	13,557	4.0%
Large Lot Residential	9,661	2.8%
Rural Residential	7,697	2.3%
Special Zone - Resort	6,230	1.8%
Other	31,757	9.3%
Queenstown-Lakes District	340,809	

### Guest nights

*Guest nights are the number of guests that stay in Airbnb over a given period of time. The number of guests per property is unknown, and has been estimated by assuming that guests per property are the same as guests per stay unit in commercial accommodation. This estimate is likely to be conservative as guests per Airbnb may exceed their commercial accommodation equivalent when there are a lot of whole houses available for rent on Airbnb in an area.*

Our estimates show that of the 626,714 guest nights in Queenstown-Lakes District over the 12 months to September 2017, half were in the Low Density Residential Zone.

**Table 28: Guest nights by zone in the 12 months to September 2017**

Zones	Guest nights	% of Total
Low Density Residential	313,275	50%
High Density Residential	88,240	14%
Medium Density Residential	35,499	5.7%
Township (Operative)	27,094	4.3%
Rural Lifestyle	24,235	3.9%
Rural	10,927	1.9%
Special Zone - Shotover Country	24,847	3.9%
Large Lot Residential	17,792	2.8%
Rural Residential	14,147	2.3%
Special Zone - Resort	11,465	1.9%
Other	59,192	9.3%
Queenstown-Lakes District	626,714	

### Average stay length

*This indicator shows the average number of days that guests are staying in Airbnb accommodation in the area. A longer average length of stay per guest means there is more opportunities for guests to spend on other services when in the area.*

Guests stayed for an average of 4.2 days in Airbnbs in Queenstown-Lakes District over the 12 months to September 2017. At an average length of 4.7 and 4.6 days respectively, Special Zone - Resort and Rural Residential had the longest stays. This contrasts with the Rural Zone, with guests staying for an average of only 3.5 nights over the 12-month period.

**Table 29: Average length of stay by zone over the 12 months to September 2017 (days)**

Zones	Average stay length
Low Density Residential	4.3
High Density Residential	4.1
Medium Density Residential	4.2
Township (Operative)	3.7
Rural Lifestyle	4.2
Rural	3.5
Special Zone - Shotover Cour	4.2
Large Lot Residential	4.3
Rural Residential	4.6
Special Zone - Resort	4.7
Other	4.2
Queenstown District Council	4.2
New Zealand	3.9

## Occupancy

*This indicator looks at number of days that a listing was booked as a proportion of total time (12 months to September 2017).*

Across all zones, the average occupancy rate over the 12 months to September was low compared to its commercial equivalent. This is because the calculation includes both the time that the listing was made available as well as when the property was unable to be booked.

The High Density Residential Zone had an occupancy rate of 39% over the 12 months to September 2017, ahead of Medium and Low Density Residential.

**Table 30: Average occupancy rate by zone in the 12 months to September 2017**

Zones	Average occupancy rate
Low Density Residential	32%
High Density Residential	39%
Medium Density Residential	35%
Township (Operative)	28%
Rural Lifestyle	27%
Rural	27%
Special Zone - Shotover Country	31%
Large Lot Residential	27%
Rural Residential	25%
Special Zone - Resort	23%
Other	27%

## Housing/rental pressures

We now seek to understand these housing/rental pressures from Airbnb in Queenstown-Lakes on a zone-by-zone basis.

The key focus of the housing/rental pressures domain is understanding the characteristics of homes being rented out via Airbnb and how regularly hosts are trying to rent their properties out on the platform.

These insights show which zones have high concentrations of homes listed on Airbnb that would have been suitable for families to live in long-term. They will also show whether these homes are being opportunistically rented at peak times, or are likely to have been removed from the general rental pool to chase higher returns on Airbnb.

Key findings from analysing these zones where Airbnb is most prevalent are:

- Airbnbs in Large Lot Residential zones (78%) and High (75%) and Medium (73%) Density Residential zones are most likely to be for whole houses rather than private room listings. By comparison, approximately half of listings in Shotover Country are for private rooms.
- The data shows that in September 64% of listings in the Low Density Residential Zone were for houses/apartments with 3 or more bedrooms. Just over half of whole houses/units in High Density Residential zones are

listed with three or more bedrooms - this is high given that many properties in this area are likely to be townhouses or apartments. Zones where there are a high proportion of 1 bedroom units include Rural (34%) and Large Lot Residential (31%).

- Despite some variability between zones, the overarching observation is that most whole houses/units listed on Airbnb are available the majority of the time, irrespective of which zone it is located in.

### Type of listings

*This indicator breaks the total number of properties listed on Airbnb down by type: shared room, private room, and whole house. This data can help establish whether a listing is just a family renting a spare room or if it is an entire residential unit/home.*

In September, 78% of properties in the Large Lot Residential Zone were listed on Airbnb as entire houses or units. Similar high proportions of whole house/unit Airbnb listings were also seen in the High Density Residential zone and the Medium Density Residential Zone at 75% and 73%, respectively. This compares to an average across Queenstown-Lakes District of 68%, and just 50% nationally. This high proportion of whole house/unit listings in these residential zones suggests that a lot of Airbnbs in these areas are suitable for rentals, rather than hosts earning a little bit of extra money from spare rooms.

In contrast, zones such as Shotover Country are much more focussed on private rooms for rent, with almost half of all Airbnb listings private rooms. In other words, half of listings in Shotover Country appear to be people earning a return from a spare room, rather than renting out their whole house/unit.

**Table 31: Listings by type and by 10 largest Queenstown-Lakes District Council zones in September 2017 (listing types expressed as % of total).**

Zones	Type of listing			Total
	Entire home/apt	Private room	Shared room	
Low Density Residential	68%	31%	0.5%	2,113
High Density Residential	75%	24%	0.7%	454
Medium Density Residential	73%	27%	0.0%	205
Township (Operative)	62%	37%	1.0%	202
Rural Lifestyle	69%	29%	1.1%	183
Rural	63%	34%	0.0%	98
Special Zone - Shotover Country	51%	48%	0.5%	194
Large Lot Residential	78%	22%	0.0%	135
Rural Residential	69%	30%	0.9%	116
Special Zone - Resort	64%	34%	0.0%	117
Other	69%	32%	3.9%	409
Queenstown District Council	68%	31%	1%	4,226
New Zealand	50%	48%	1%	45,926

Total shares may not add to 100%, due to properties missing information on listing type (<1%). Total includes all properties.

Having established the key zones that have a large number of whole house/unit listings on Airbnb, we will now look at the nature of these houses/units to see if

they are 3 or 4 bedroom family homes, or if they are small units for singles or couples.

### Number of bedrooms in whole house listings

*This indicator takes the number of whole house listings and breaks these in to bedroom numbers (1, 2, 3, 4+). This indicator can help establish what type of whole houses are being rented to understand whether they are small units, or homes suitable for accommodating families.*

Across the district, 59% of whole house/unit Airbnb listings in September 2017 were for 3+ bedroom homes. This compares to only 42% nationally.

Considering things on a zone-by-zone basis shows where whole house listings tend to be larger or smaller than the average across Queenstown-Lakes District.

In September 2017, 64% of listings in the Low Density Residential Zone were for houses/apartments with 3 or more bedrooms.

Just over half of whole houses/units in High Density Residential zones are listed with three or more bedrooms. This is high given that many properties listed on Airbnb that are located within High Density Residential zoned areas are likely to be townhouses or apartments.

Zones where there are a high proportion of 1 bedroom units include Rural (34%) and Large Lot Residential (31%).

**Table 32: Entire house/unit Airbnb listings by number of bedrooms and largest Queenstown-Lakes District Council zones September 2017 (number of bedrooms expressed as % of total).**

Zones	Number of bedrooms				Total
	1	2	3	4+	
Low Density Residential	17%	20%	36%	28%	1,447
High Density Residential	18%	29%	37%	16%	342
Medium Density Residential	9%	27%	41%	22%	150
Township (Operative)	30%	14%	35%	20%	125
Rural Lifestyle	30%	20%	20%	30%	128
Rural	34%	22%	16%	28%	64
Special Zone - Shotover Country	29%	15%	34%	21%	99
Large Lot Residential	31%	22%	20%	27%	105
Rural Residential	24%	18%	21%	38%	80
Special Zone - Resort	12%	11%	49%	29%	76
Other	23%	29%	28%	21%	268
Queenstown-Lakes District	20%	21%	34%	25%	2,884
New Zealand	31%	27%	25%	17%	23,890

Total shares may not add to 100%, due to properties missing information on listing type (<1%). Total includes all properties

This high proportion of 3+ bedroom homes available on the platform indicates that there are significant numbers of homes being listed on Airbnb that would have been suitable for a family to rent.

The big question now is whether hosts in each zone are only opportunistically renting out their home on occasions or if there is evidence that houses are being taken out of the general rental pool to list on Airbnb.

### Proportion of time Airbnb is available to book

This indicator shows the average number of days over a time period that hosts have made their property available to rent on Airbnb.

By understanding how frequently hosts are willing to rent out their property, we can ascertain whether it is reasonable to assume that in the absence of Airbnb, the home/unit could have potentially been added to the general rental pool.

The data shows that entire home/unit listings in Queenstown-Lakes District were on average available for rent on 70% of the time over the 12 months to September 2017. By comparison, at a national level, whole home/unit listings on Airbnb were available to rent on average 68% of the time over the year to September 2017.

Considering things on a zone-by-zone basis shows areas where hosts are making their properties available on Airbnb more or less of the time than the district average. Despite some variability between zones, the overarching observation is that most whole houses/units listed on Airbnb are available the majority of the time, irrespective of which zone it is located in.

**Table 33: Proportion of time that Airbnb properties have been available by zone over the 12 months to September (Whole house/units only).**

Whole house/unit Zone	% of 12 months
Low Density Residential	70%
High Density Residential	84%
Medium Density Residential	77%
Township (Operative)	67%
Rural Lifestyle	72%
Rural	75%
Special Zone - Shotover Country	46%
Large Lot Residential	76%
Rural Residential	61%
Special Zone - Resort	52%
Queenstown-Lakes District	70%
New Zealand	68%

### Seasonality

This domain investigates the seasonality of Airbnb demand across several indicators broken down into zones.

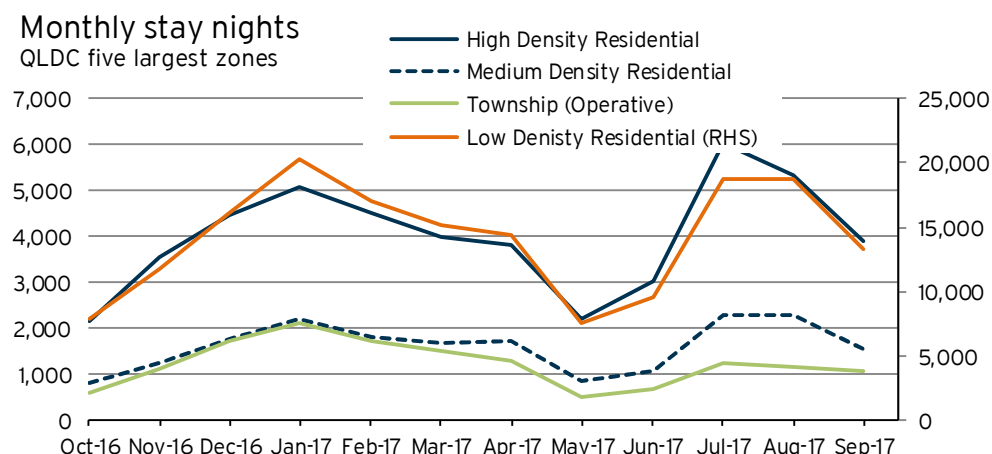
The purpose of this domain is to provide evidence as to whether Airbnb is predominantly plugging in gaps at peak times or if Airbnb is nibbling at commercial accommodation year-round.

### Stay unit nights by month

*This indicator shows the total number of nights each month that Airbnbs have been booked in the area broken down by month.*

Stay unit nights across Queenstown-Lakes District Council zones generally had peaks in January and again in winter (July or August).

**Figure 16: Monthly stay unit nights by five largest zones**



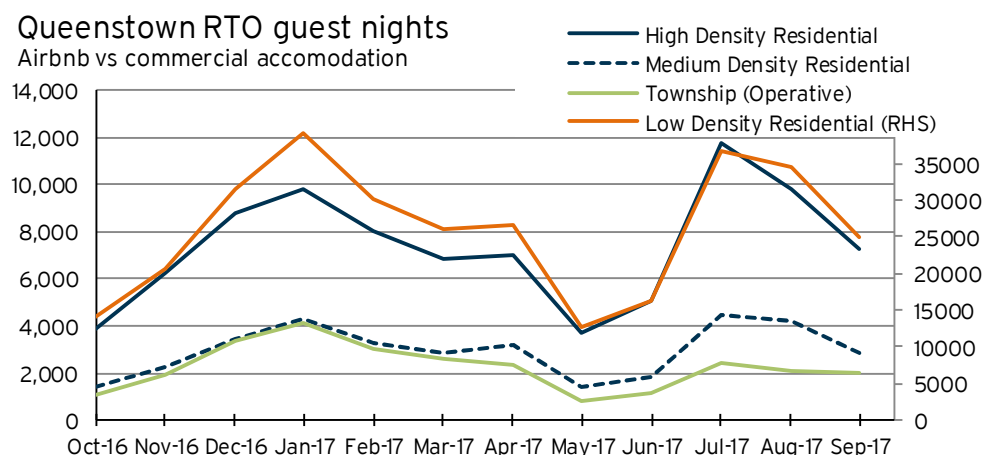
The highest month for unit stay nights for listings High Density Residential zones was in July. This was also the case for stay unit nights in Medium Density Residential zones. In part, the high number of unit stay nights during July and August reflects the growing number of listings, but is also likely due to strong demand for areas close to the main centres and to ski fields throughout the winter peak season.

**Guest nights by month**

*This indicator looks at the estimate of guest nights from the sector size section on a monthly basis.*

Guest nights have experienced the same seasonal patterns as stay unit nights. Figure 187 shows clear peaks in January and July for properties in residential zones.

**Figure 17: Monthly guest nights in residential zones and Queenstown-Lakes District**



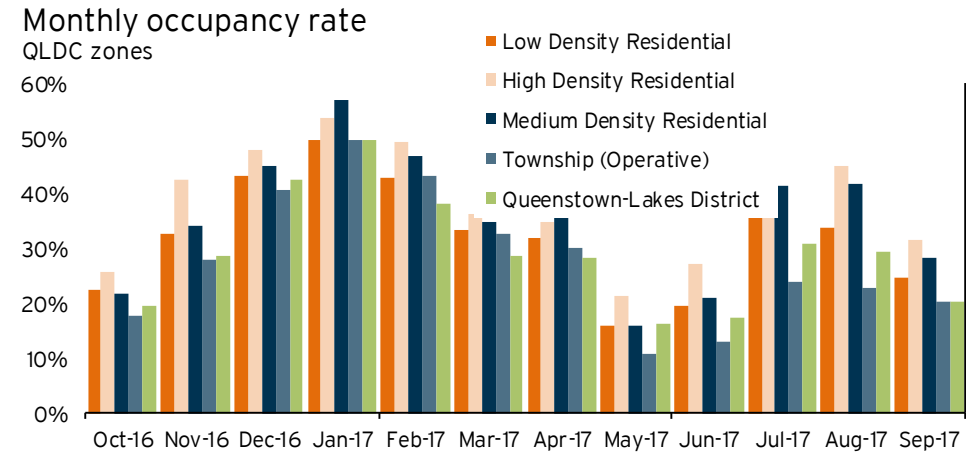
**Occupancy rate by month**

*This indicator shows the proportion of each month that Airbnbs have been booked. The calculation includes properties which have not been made available to book (for example the host has chosen to block out dates to stay for the Christmas*

*holidays). By looking at occupancy on a month-by-month basis seasonal trends can be established.*

January was unsurprisingly the strongest month for occupancy. Of the four zones with the highest number of listings on average per month, the Medium Density Residential Zone had the highest occupancy rate in January, at almost 60%. This is considerable given properties were, on average, available to book only 75% of the time in January.

**Figure 18: Month-by-month Airbnb occupancy rate for the five largest zones**



### Earnings

This domain provides insights into how much money is flowing in to the local economy and into each property owner’s back pocket as a result of Airbnb. It also provides insights into the average price that Airbnb guests are paying each night.

#### Total earnings of all properties

*This indicator represents the total cash injection in to the local economy from Airbnb earnings. It is defined as the total revenue earned by all properties in the area over a given time period (including cleaning fees).*

Of the \$74.5m of total revenue generated for hosts over the 12 months to September 2017, \$37.5m was made by properties in the Low Density Residential Zone. This compares to \$12.9 in the High Density Residential Zone, and \$4.8m in the Medium Density Zone.

Properties in the Rural Lifestyle Zone also bring in a significant amount of money into the district, totalling \$4.8m in the 12 months to September 2017.



**Table 34: Total earnings from Airbnb by zone in the 12 months to September 2017**

Zones	Total earnings
Low Density Residential	\$37,536,987
High Density Residential	\$12,945,043
Medium Density Residential	\$4,847,572
Township (Operative)	\$1,943,959
Rural Lifestyle	\$3,245,289
Rural	\$1,078,818
Special Zone - Shotover Country	\$1,740,199
Large Lot Residential	\$1,913,313
Rural Residential	\$1,656,963
Special Zone - Resort	\$1,460,511
Other	\$6,099,496
Queenstown District Council	\$74,468,151
New Zealand	\$315,254,292

### Average earnings for each property

*The average earnings of each property are estimated by dividing total revenue in an area by the number of properties available for rent on Airbnb over a given time period. This indicator represents the return which each property owner is earning on average from listing their property on Airbnb.*

The highest average earnings per property over the 12 months to September 2017 was for properties in the High Density Residential Zone, at \$33,909. This compares to the Queenstown-Lakes District average of \$21,265. Properties in rurally zoned areas earned comparatively less. Lower earnings per property over the period is likely due to below average occupancy rates, along with cheaper listing prices.

**Table 35: Total earnings per Airbnb property by zone in the year to September 2017 (all property types)**

Zones	Earnings per property
Low Density Residential	\$21,743
High Density Residential	\$33,909
Medium Density Residential	\$28,161
Township (Operative)	\$11,344
Rural Lifestyle	\$20,482
Rural	\$14,284
Special Zone - Shotover Country	\$11,029
Large Lot Residential	\$16,744
Rural Residential	\$16,861
Special Zone - Resort	\$15,768
Other	\$17,447
Queenstown District Council	\$21,265
New Zealand	\$8,707

Properties listed as whole houses can give us a better understanding of how the return per property for hosts compares with those who choose to lease their house on the private rental market.

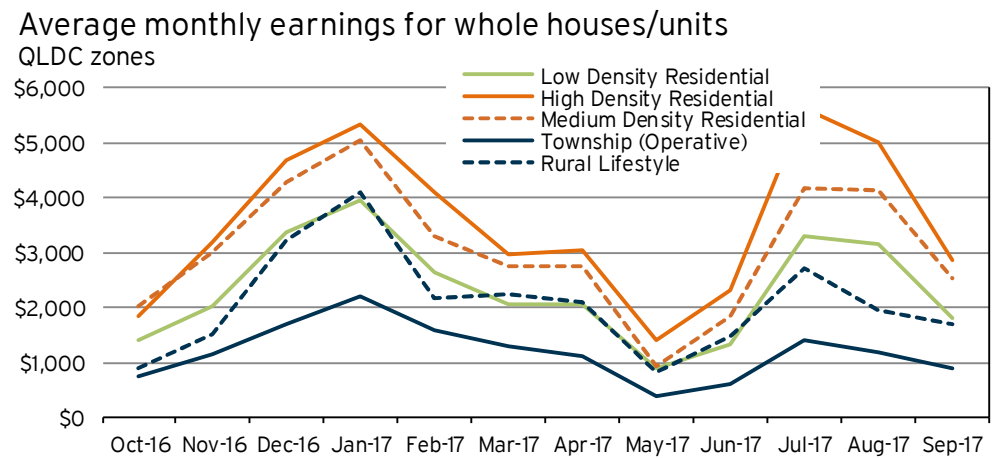
In the year to September 2017, hosts in Queenstown-Lakes earned on average \$25,254 per entire house/unit, compared to \$12,426 nationally. Those in High and Medium Density Residential zones made \$42,308 and \$36,788 respectively.

**Table 36: Total earnings per Airbnb property by zone in the 12 months to September 2017 for (whole house/units)**

Whole houses/units Zones	Earnings per property
Low Density Residential	\$28,067
High Density Residential	\$42,308
Medium Density Residential	\$36,788
Township (Operative)	\$14,236
Rural Lifestyle	\$24,845
Rural	\$16,995
Special Zone - Shotover Country	\$14,930
Large Lot Residential	\$19,404
Rural Residential	\$20,975
Special Zone - Resort	\$19,306
Other	\$21,278
Queenstown District Council	\$25,254
New Zealand	\$12,426

Looking at earnings for the zones with the largest number of listings across time shows that those in the High Density Residential Zone recorded average earnings of \$5,330 in January and \$5,625 during July. Over the 12 months to September 2017, hosts with properties in this zone earned on average \$42,308 each.

**Figure 19: Average Airbnb monthly earnings per property for whole houses/units**



### Average daily rate (\$) per effective room

*This indicator represents how much it costs on average to rent a room with Airbnb. It is calculated as per effective room so that fair comparisons can be made across areas, even if there are a different composition of property types.*

Each listing's price (including cleaning fees) is converted into an effective room rate by taking in to consideration the number of bedrooms in the listing and then averaged across all listings.

The average daily rate per effective room for properties located in the Low Density Residential Zone was \$106, roughly in line with the Queenstown-Lakes District average. For high density residential zoned properties, the average effective room rate was \$131 per night.

Properties in the Town Centre Queenstown Zone recorded the highest effective room rate of \$173<sup>3</sup>. This compares with an average of just \$74 nationwide.

**Table 37: Daily effective room rate by zone, average over 12 months to September 2017**

Zones	Average effective room rate
Low Density Residential	\$106
High Density Residential	\$131
Medium Density Residential	\$107
Township (Operative)	\$78
Rural Lifestyle	\$131
Rural	\$105
Special Zone - Shotover Country	\$81
Large Lot Residential	\$110
Rural Residential	\$115
Special Zone - Resort	\$115
Other	\$113
Queenstown District Council	\$111
New Zealand	\$74

### Quality

This domain provides insights into the quality of Airbnb properties within Queenstown-Lakes District zones by looking at user ratings.

### Average property rating by Airbnb guests

*This indicator signals how content Airbnb guests have been with the quality of their accommodation and the experience received by giving the average rating out of 5 by guests for properties in the area.*

Most zones in Queenstown-Lakes district were rated at or above the New Zealand average. Areas with more than 10 listings a month with particularly high ratings were the Resort Zone, and the Rural Lifestyle Zone (each with an average score over the 12 months to September 2017 of 4.9).

<sup>3</sup> The Town Centre Queenstown Zone had relatively few Airbnb listings per month over the 12 months to September 2017. Data can be found in the accompanying data tables.

**Table 38: Average Airbnb property ratings by zone, average over year to September 2017**

<b>Zones</b>	<b>Rating</b>
Low Density Residential	4.8
High Density Residential	4.8
Medium Density Residential	4.8
Township (Operative)	4.8
Rural Lifestyle	4.9
Rural	4.8
Special Zone - Shotover Country	4.9
Large Lot Residential	4.8
Rural Residential	4.8
Special Zone - Resort	4.9
Other	4.8
Queenstown District Council	4.8
New Zealand	4.7

## 7. OTHER PRIVATE ACCOMMODATION PROVIDERS

Although Infometrics has detailed information about the Airbnb characteristics, very limited information is available about the characteristics of accommodation listed by other private accommodation providers, namely Bookabach and Holiday Houses. A further limitation is that information can only be gathered at a point in time as we do not have access to a time series data set.

Table 39 shows that as at the 29<sup>th</sup> of September 2017, there were 1,193 listings on Bookabach and 1,044 on Holiday Houses in the Queenstown-Lakes District.

**Table 39: Bookabach and Holiday Houses listing numbers on September 29 2017**

	Queentown	Wanaka	Queenstown-Lakes District
Bookabach	552	453	1,193
Holiday Houses	470	433	1,044

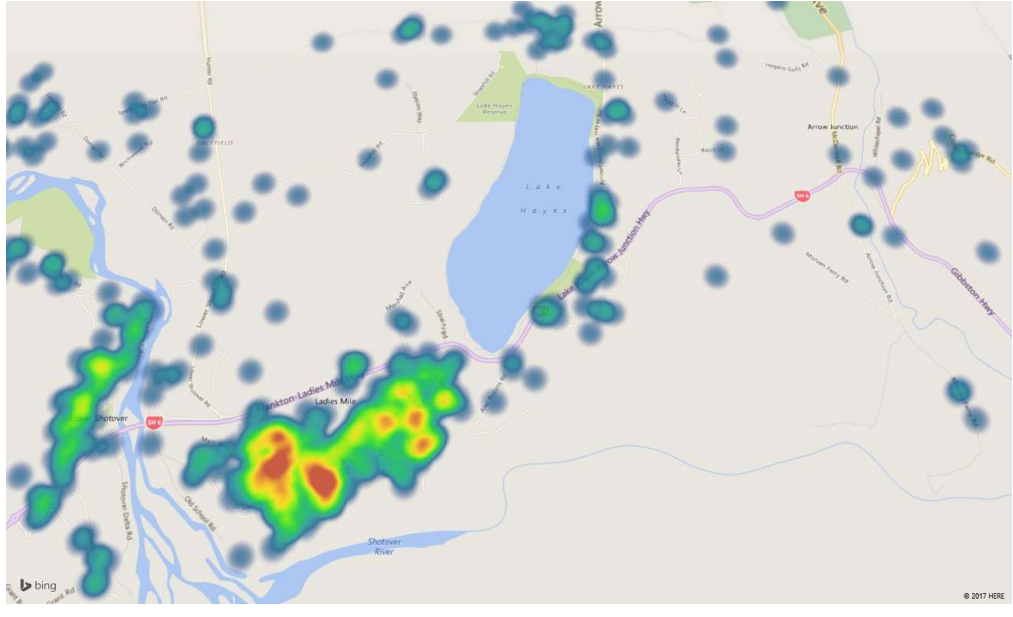
It should be noted that the above numbers are based on Bookabach's town boundaries of Queenstown and Wanaka and these are not consistent with the RTO boundaries. For this reason, the sum of Queenstown and Wanaka does not equal the Queenstown-Lakes District total.

There is duplication between Bookabach, Holiday Houses, and Airbnb. This means the total units available in the Queenstown-Lakes District is not the 6,434 units (4,106 Airbnbs plus 1,193 Bookabach and 1,044 Holiday Houses). Infometrics used a random small sample of Bookabach, Holiday Houses and Airbnb listings to gauge the level of duplication across the three platforms. We found that there was a large amount of duplication between whole house listings on the Bookabach and Holiday Houses sites. Duplication between Airbnb and the two other platforms was less pronounced. As a result of this small test, we estimate that there are currently around 5,000 unique listings in the Queenstown-Lakes District.

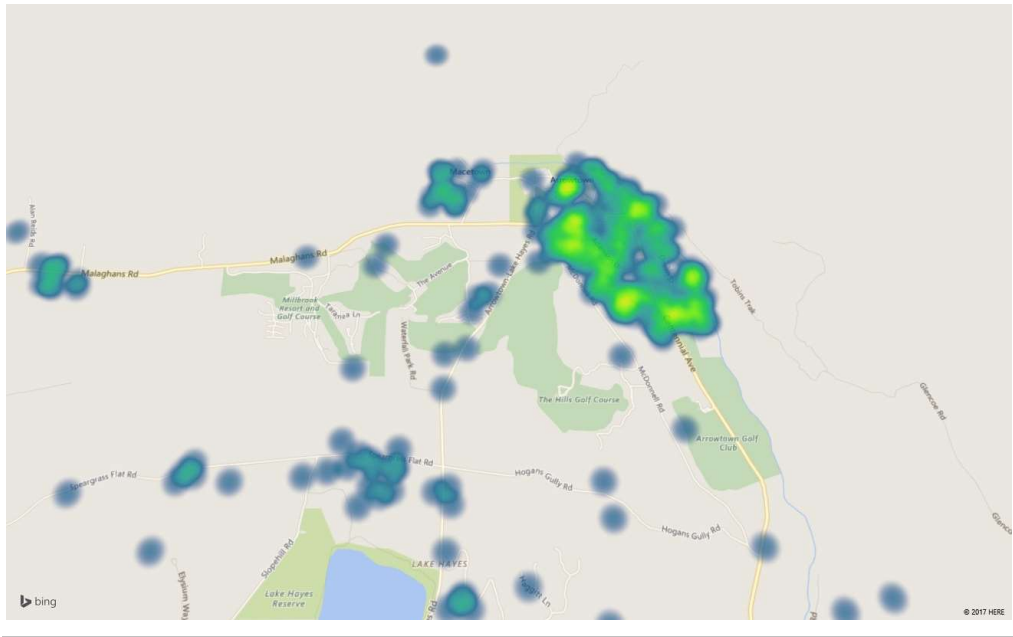
In lieu of more detailed data for listings on Bookabach and Holiday Houses, further analysis is limited. Nevertheless, Airbnb is twice the size of the other two main private accommodation providers in the area and is on a rapid growth trajectory. Infometrics believes that the analysis of Airbnb data gives a broad understanding about the scale of the sector, and very importantly for this analysis, a well-categorised database of the characteristics of each property. Airbnb data is also more likely to represent trends in international visitor arrivals, as Airbnb is widely used in the international market and is a framework foreign guests are comfortable using.

## 8. ADDITIONAL AIRBNB HEATMAPS

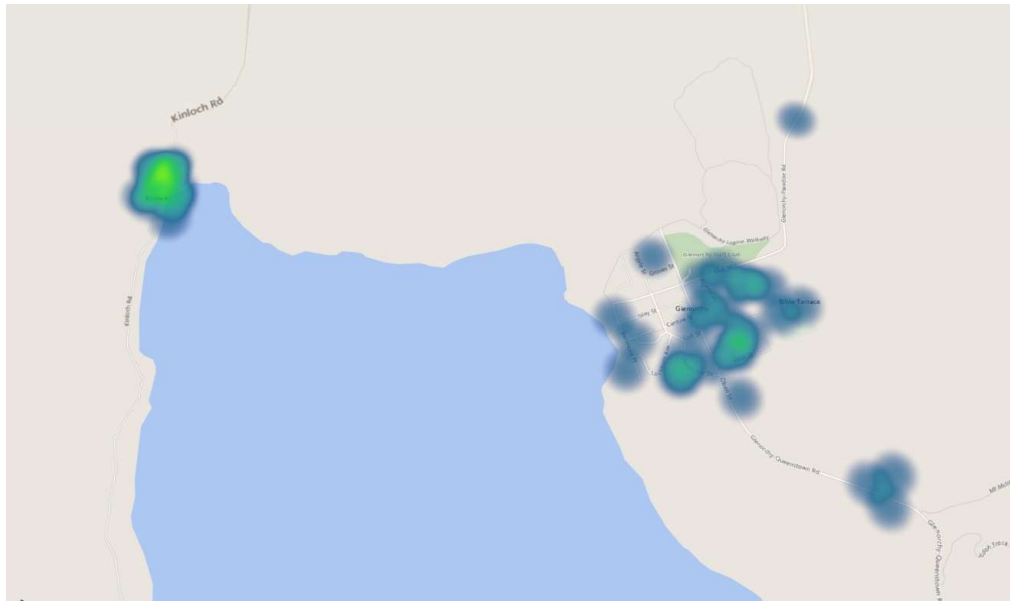
### Lake Hayes



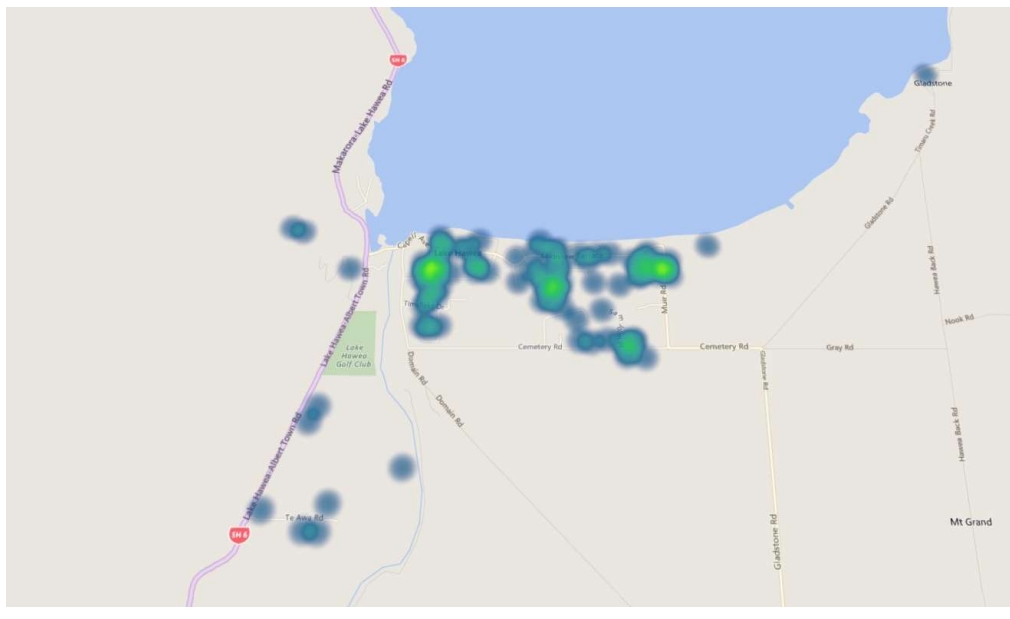
### Arrowtown



### Glenorchy



### Hawea



**APPENDIX 4**

**Section 32AA Evaluation**



**S32AA evaluations in relation to the Visitor Accommodation Variation**

This evaluation assesses the costs, benefits, efficiency, and effectiveness of the various new (and, where of substance, amended) policies and rules that are being amended in the s42A report.

The relevant provisions from the revised chapter are set out below, showing additions to the notified text in underlining and deletions in ~~strike through~~ text (i.e. as per the recommended changes shown in red in the revised provisions). The section 32AA assessment then follows in a separate table underneath the provisions.

**RESIDENTIAL VISITOR ACCOMMODATION - THREE LET PER ANNUM LIMIT**

<b>Recommended amendments to notified rules for Residential Visitor Accommodation in all zones to be amended by the variation</b>	
<b>Rules</b>	<b>Proposed s42A amendment</b>
7.5.17.1, 8.5.15.1, 9.5.12.1, 10.5.8.1, 11.5.12.1, 16.5.10.1, 21.5.53, 22.5.14, 23.5.12, 41.5.20.1, 42.5.9.1, 43.5.14.1	Removal of the '3 let per annum' limit:  <del>Must be limited to the commercial letting of one residential unit or residential flat per site for up to 3 lets</del> not exceeding a cumulative total of <del>28</del> <u>42</u> nights <u>occupation by paying guests</u> per 12 month period.

<b>Costs</b>	<b>Benefits</b>	<b>Effectiveness and Efficiency</b>
<b><i>Environmental and Social</i></b> <ul style="list-style-type: none"> <li>The revised provision would remove the three let limit for RVA activities across all zones. Given that the provisions do not control the minimum length of stay, this amendment would permit 42 single night</li> </ul>	<b><i>Economic</i></b> <ul style="list-style-type: none"> <li>RVA activities under the amended provision would be able to operate in more flexible manner that would enable a greater number of total lets within the permitted threshold. This additional flexibility would</li> </ul>	It is considered that the recommended amendment would be more efficient and effective than the notified provision.  In particular, the removal of this additional provision further simplifies the overall suite of planning controls as they apply to the operation

<p>stays within a dwelling across all zones in every 12 month period. In the event that a permitted RVA activity operates in this manner, it would result in a greater number of unfamiliar groups of people (being short-term visitors and associated cleaning staff) arriving and departing within established residential areas. This type of RVA activity would be of a greater scale and intensity that would have been provided for under the notified provisions and is likely to be more noticeable to the extent that it may adversely impact residential character and cohesion.</p> <ul style="list-style-type: none"> <li>• The capacity for permitted RVA activities to operate in a more intensive manner may result in additional pressures on parking space and roading infrastructure.</li> </ul>	<p>enable operators to earn additional supplementary income from their RVA activities thereby contributing to their economic wellbeing.</p> <ul style="list-style-type: none"> <li>• In conjunction with applying a 42 night permitted limited, this amendment will assist with enabling homeowners to let their house while they are on annual and statutory public holiday leave.</li> <li>• By permitting a greater number of individual lets, the provisions may generate additional demand for cleaning staff associated with the operation of RVA activities. This amended provision may therefore generate additional employment and business activity within the District above that which may have been associated with the notified provisions.</li> <li>• This amended provision would remove the need for RVA operators to apply for a resource consent in order to breach the three let limit and the costs associated with the consenting process, which in many instances would have triggered the need for a non-complying resource consent.</li> <li>• The amended provision may enable a greater amount of supplementary accommodation capacity within the District above that which may have materialised from the notified provision by way of the additional flexibility and greater number of total lets.</li> </ul>	<p>of RVA activities, and minimises potential consenting costs and delays. This efficiency would also flow through in terms of the Council's plan administration functions and its associated costs.</p> <p>The amended provision more effectively recognises and provides for the positive economic benefits derived from the capacity for RVA activities by providing for them to operate in a more flexible manner and at a greater intensity.</p>
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## RESIDENTIAL VISITOR ACCOMMODATION AND HOMESTAYS – VEHICLE MOVEMENTS RULES

Recommended amendments to notified rules for vehicle movements for Residential Visitor Accommodation and Homestays in all zones to be amended by the variation (excluding the Rural Zone, Rural Residential and Rural Lifestyle Zones and the Gibbston Character Zone, which do not contain the relevant vehicle movement rules)	
Rules	Proposed s42A amendment
7.5.17.2, 7.5.18.4, 8.5.15.2, 8.5.16.4, 9.5.12.2, 9.5.13.4, 10.5.8.2, 10.5.9.4, 11.5.12.2, 11.5.13.4, 16.5.10.2, 16.5.11.4, 41.5.20.2, 41.5.21.4, 42.5.9.2, 42.5.10.4, 43.5.14.2, 43.5.15.4	<p>Removal of the '8 vehicle movements/day rule':</p> <p><del>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</del></p> <p><del>The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</del></p> <p><del>a. Heavy vehicles, coaches or buses: none.</del></p> <p><del>b. Other vehicles: 8 vehicle trips per day.</del></p>

Costs	Benefits	Effectiveness and Efficiency
<p><b><i>Environmental and Social</i></b></p> <ul style="list-style-type: none"> <li>The amended provision would remove all controls over the frequency of private vehicle movements associated with RVA and Homestay activities and any associated adverse effects on adjoining owners/occupiers, residential character and cohesion or the safety and efficiency of the roading network.</li> <li>No change is proposed in relation to <u>heavy vehicles, coaches or buses</u>.</li> </ul>	<p><b><i>Economic</i></b></p> <ul style="list-style-type: none"> <li>The amended provisions would remove the need for RVA and Homestay operators to apply for a resource consent in order to breach the 8 vehicle movement/day limit and those costs associated with the consenting process.</li> </ul> <p><b><i>Environmental and Social</i></b></p> <ul style="list-style-type: none"> <li>The amended provision would maintain control over any heavy vehicle, coach or bus movements that might be associated with</li> </ul>	<p>It is considered that the recommended amendment would be more efficient and effective than the notified provision.</p> <p>It is not clear if the specific movement of private vehicles associated with RVA and Homestay activities is materially different to those which might be associated with a dwelling used exclusively for residential activities. Given this, the notified provision is not efficient or effective in the management of effects specific to the operation of RVA or Homestay activities.</p>

	<p>the operation of RVA and Homestay activities. These types of vehicle movements are more likely to generate adverse effects on adjoining owners/occupiers, residential character and cohesion and on the safety and efficiency of the roading network in comparison to small private passenger vehicles due largely to the volume of people they carry and their obvious disassociation with residential uses.</p> <ul style="list-style-type: none"> <li>• The amended provision would retain the requirement for Homestay activities to operate in accordance with Chapter 29 (Transport) in terms of the provision of the minimum number of onsite parking spaces.</li> <li>• All other relevant controls as detailed within the transport chapter would apply to the operation of RVA and Homestay activities.</li> </ul>	<p>In terms of RVA activities, it is considered that this rule is superfluous to a certain extent such that the site would be capable of absorbing the effects of those vehicle movements likely to be associated with a small group of guests, particularly in the temporary absence of the primary residential occupiers and the provision of on-site parking spaces.</p> <p>In terms of Homestay activities, the number of vehicle movements is likely to be limited by other controls surrounding the nature and scale of the activity (i.e. those controls on the number of guests (amended from 5 to 3 per night as described in the proceeding tables) and the number of on-site car parks required per bedroom used for the activity).</p> <p>The recommended amendment focuses controls on the type of vehicle movements likely to generate adverse effects, in particular, those associated with heavy vehicles.</p> <p>Additionally, it is acknowledged that there are significant limitations in terms the Council's capability to effectively monitor the number and frequency of vehicle movements associated with specific RVA and Homestay activities. In removing this provision, the Council's monitoring and enforcement resources can be allocated to the attention of more measurable plan provisions.</p>
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**RESIDENTIAL VISITOR ACCOMMODATION – PERMITTED NUMBER OF NIGHTS PER ANNUM AND CORRESPONDING ACTIVITY STATUS FOR NON-COMPLIANCE**

Recommended amendments to notified rules for the Lower Density Suburban Residential Zone, Medium Density Residential Zone (excluding the area of the zone shown on planning map 21), Arrowtown Residential Historic Management Zone, Large Lot Residential Zone, Jacks Point Zone (excluding activity areas V(JP), V(HB) and L), and Waterfall Park.		
Rules	Proposed s42A amendment	Non-compliance status
7.5.17.1, 8.5.15.1, 10.5.8.1, 11.5.12.1, 41.5.20.1, 42.5.9.1	<u>Must be limited to the commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 42 nights occupation by paying guests per 12 month period.</u>	NC

Costs	Benefits	Effectiveness and Efficiency
<p><b><i>Environmental and Social</i></b></p> <ul style="list-style-type: none"> <li>The amended provision would enable whole dwellings to be let out as RVA activities for a greater number of nights within some of the District’s residential zones, as compared to the notified version of the rule(s). This may result in neighbouring owners/occupiers experiencing the adverse effects of RVA activities over a greater period.</li> <li>The capacity for RVA activities to operate over a greater length of time may result in</li> </ul>	<p><b><i>Economic</i></b></p> <ul style="list-style-type: none"> <li>The amended provision would enable RVA activities to occur for an additional 14 nights as a permitted activity. This would allow RVA operators to realise additional income from their properties than would have been possible under the notified provisions.</li> <li>The amended provision may provide additional accommodation supply above what could have been available under the notified provisions, thereby assisting to meet those demands of the District’s</li> </ul>	<p>It is considered that the recommended amendment would be more efficient and effective than the notified provision.</p> <p>The 42 night standard more effectively recognises how occupants may wish to let out their entire home over the course of a 12 month period. In particular, it recognises that occupants may wish to let their home for more than the standard 4 weeks leave (28 days) that may be provided for by their employer. The amended provision would also allow people to let out their home when they</p>

<p>additional parking pressure and demand on parking space and roading infrastructure.</p> <p><b>Economic</b></p> <ul style="list-style-type: none"> <li>• There is a small risk that a greater number of whole houses will be used exclusively for RVA activities by permitting a greater number of let nights, thereby undermining the intent of the VA variation to limit the impact of the these activities on residential accommodation supply.</li> </ul>	<p>growing tourism industry and is associated economic benefits.</p> <ul style="list-style-type: none"> <li>• In letting their dwelling for a greater number of nights, RVA operators will generate additional employment demand for cleaning services above that of the notified provision.</li> </ul>	<p>go away during public holidays. The 42 night standard (in conjunction with removal of the notified 3 let limit) provides greater flexibility for RVA to supplement the supply of accommodation for visitors during peak periods, when compared to the notified 28 night standard, whilst balancing the need to restrict adverse impacts on housing supply and residential cohesion.</p>
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Recommended amendments to notified rules for the High Density Residential Zone, Jacks Point Zone activity areas V(JP), V(HB) and L), and Millbrook.		
Rules	Proposed 42A amendment	Non-compliance status
9.5.12.1, 41.5.x, 43.5.14	<p><del>Must be limited to the commercial letting of one residential unit or residential flat per site for up to 3 lots</del> not exceeding a cumulative total of <del>28</del> <u>42</u> nights <u>occupation by paying guests</u> per 12 month period.</p>	RD

Costs	Benefits	Effectiveness and Efficiency
<p><b>Environmental and Social</b></p> <ul style="list-style-type: none"> <li>The amended provision would enable whole dwellings to be let out as RVA activities for a greater number of nights. This may result in neighbouring owners/occupiers experiencing the adverse effects of RVA activities over a greater period in comparison to the notified provision (i.e. noise and disturbance from comings and goings, adverse effects on residential character and cohesion).</li> <li>The capacity for RVA activities to operate over a greater length of time may result in additional parking pressure and demand on parking space and roading infrastructure.</li> </ul>	<p><b>Economic</b></p> <ul style="list-style-type: none"> <li>The amended provision would enable RVA activities to occur for an additional 14 nights as a permitted activity. This would enable RVA operators to realise additional income from their properties than would have been possible under the notified set of provisions.</li> <li>The amended provision may provide additional accommodation supply above what could have been available under the notified provisions, thereby assisting to meet those demands of the District’s growing tourism industry and is associated economic benefits.</li> </ul> <p><b>Environmental</b></p>	<p>It is considered that the recommended amendment would be more efficient and effective than the notified provision.</p> <p>The amended provision would enable RVA activities to operate for a greater length of time within those localities better suited to meeting the needs of short term visitors. In particular, the abovementioned zones are generally located within close proximity to town centres, public transport services and other commercial/retail activities which serve the needs of visitors.</p> <p>The 42 night standard more effectively recognises how people may wish to let out their entire home over the course of a 12 month period. In</p>

<ul style="list-style-type: none"> <li>• In making the notified enabling regime more permissive, there is a risk that the majority of dwellings within the HDRZ are lost to RVA activities, thereby resulting in a step change in the character and purpose of the HDRZ.</li> </ul>	<ul style="list-style-type: none"> <li>• By further enabling RVA activities within these zones, which are generally located within close proximity to town centres, public transport services and other commercial/retail activities, visitors are able to reduce their reliance on private vehicle transport.</li> </ul>	<p>particular, it recognises that people may wish to let their home for more than the standard 4 weeks leave (28 days) that may be provided for by their employer. The amended provision would also allow people to let out their home when they go away during public holidays.</p> <p>The 42 night standard (in conjunction with removal of the 3 let limit) more effectively recognises the threshold at which a dwelling may realistically fall away from being used primarily for residential purposes. Taking into account those considerations above, it is reasonable to assume that a dwelling which is being let out for more than 42 nights per year is being used to achieve commercial gain and would therefore not be used primarily for residential purposes.</p>
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<b>Recommended amendments to notified rules for Residential Visitor Accommodation in the Rural, Rural Residential, Rural Lifestyle Zone and Gibbston Valley Character Zone.</b>		
<b>Rules</b>	<b>Proposed s42A amendment</b>	<b>Non-compliance status</b>
21.5.53, 22.5.14, 23.5.12	<u>Must be limited to the commercial letting of one residential unit or residential flat per site for up to 3 lots not exceeding a cumulative total of 28 42 nights occupation by paying guests per 12 month period.</u>	D
<b>Costs</b>	<b>Benefits</b>	<b>Effectiveness and Efficiency</b>
<p><b><i>Environmental and Social</i></b></p> <ul style="list-style-type: none"> <li>By providing a more enabling planning regime within these zones, the amended provision may promote a change in the nature and scale of RVA activities in these areas. In the event that this occurs, there is a risk that the prominent values of these areas (landscape values, ecosystem services, nature conservation values, the soil and water resource and rural amenity) may be adversely effected.</li> <li>These zones are typically not located in close proximity to town centres or to other clusters of commercial/retail activities which serve the needs of visitors. Further, these areas are not well serviced by public transport infrastructure. As such, visitors accommodated in these areas are more</li> </ul>	<p><b><i>Economic</i></b></p> <ul style="list-style-type: none"> <li>The amended provision would enable RVA activities to occur for an additional 14 nights as a permitted activity. This would enable RVA operators to realise additional income from their properties than would have been possible under the notified set of provisions.</li> <li>The amended activity status for non-compliant RVA activities within these zones lowers the assessment threshold for RVA activities in breach of the standards such that the consenting process is likely to be more straight-forward and impose less costs on applicants.</li> <li>The provision may provide additional accommodation supply than would have been made available under the notified provisions, thereby assisting to meet those</li> </ul>	<p>It is considered that the recommended amendment would be more efficient and effective than the notified provision.</p> <p>The 42 night standard (in conjunction with removal of the 3 let limit) more effectively recognises how people may wish to let out their entire home over the course of a 12 month period. In particular, it recognises that people may wish to let their home for more than the standard 4 weeks leave (28 days) that may be provided for by their employer. The amended provision would also allow people to let out their home when they go away during public holidays.</p> <p>The 42 night standard more effectively recognises the threshold at which a dwelling may realistically fall away from being used primarily for residential</p>

<p>likely to be reliant on private vehicle transportation.</p>	<p>demands of the District’s growing tourism industry and is associated economic benefits.</p>	<p>purposes. Taking into account those considerations above, it is reasonable to assume that a dwelling which is being let out for more than 42 nights per year is being used to achieve commercial gain and would therefore not being used primarily for residential purposes.</p> <p>The amended activity status more effectively addresses the core issues highlighted within the s32 report by acknowledging the nature and scale of effects associated with RVA activities within these zones. In particular, it identifies that these zones do not contribute substantially to residential accommodation supply in the same way as residential zones where a non-complying activity status applies. Therefore, a more permissive approach is justified in these locations</p>
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Recommended amendments to notified rules for Homestays in the LDSRZ, MDRZ, ARHMZ LLRZ, Jack's Point Zone and Waterfall Park.		
Rules	Proposed s42A amendment	Non-compliance status
7.5.18.2, 8.5.16.2, 10.5.9.2, 11.5.13.2, 41.5.21.2, 42.5.10.2	<del>Shall</del> <b>Must</b> not exceed <del>5</del> <b>3</b> paying guests per night.	NC

Costs	Benefits	Effectiveness and Efficiency
<p><b>Economic</b></p> <ul style="list-style-type: none"> <li>The amended provision may reduce the amount of supplementary income homestay operators can obtain from their activity by reducing the number of paying guests that can be accommodated per night.</li> <li>The provision may reduce the amount of accommodation available for visitors to the district, in particular, those travelling in groups of more than 3. This creates a tension with the significant growth observed within the District's tourist industry.</li> <li>The amended provision would introduce resource consenting costs for those operators who wish to accommodate more than 3 guests as part of their homestay operation. The non-complying activity status would also impose a degree of</li> </ul>	<p><b>Environmental and Social</b></p> <ul style="list-style-type: none"> <li>By amending this provision, permitted homestays operating for 365 days per year will become less intense and align more closely with the anticipated nature and scale of the activity, being an ancillary and clearly subordinate use to the residential function of a site. Given this, the amended provision will have positive outcomes in terms of the nature and scale of effects on the residential amenity of adjoining owners/occupiers and in terms of character and cohesion of residential localities.</li> </ul>	<p>It is considered that the recommended amendment would be more efficient and effective than the notified provision.</p> <p>By reducing the permitted number of guests per night the amended provision more effectively recognises and provides for the anticipated environmental outcomes of this type of activity. The amended provision sets a more realistic threshold in terms of identifying when a homestay activity begins to take the form of a more intensive commercial type operation.</p> <p>In setting a more realistic permitted baseline that aligns more closely with the intent of the VA variation, the Council will be able to more effectivity and efficiently carry out its functions under the RMA.</p>

complexity in terms of preparing the necessary application and assessment of environmental effects.		
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**MEDIUM DENSITY RESIDENTIAL ZONE SHOWN ON PLANNING MAP 21 (CENTRAL WANAKA) – NEW ACTIVITY STATUS FOR BREACHES TO PERMITTED NUMBER OF NIGHTS PER ANNUM**

Rules	Proposed s42A amendment	Non-compliance status
New rules shown in Appendix 1 as rule 8.5.x	<p><b><u>Residential Visitor Accommodation in all areas of the Medium Density Residential Zone shown on Planning Map 21</u></b></p> <p><b><u>8.5.x.x Must be limited to one residential unit or residential flat per site not exceeding a cumulative total of 42 nights occupation by paying guests per 12 month period.</u></b></p> <p><b><u>8.5.x.x Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></b></p> <p><b><u>*Discretion is reserved to:</u></b></p> <ul style="list-style-type: none"> <li><b><u>• The location, nature and scale of activities; and</u></b></li> <li><b><u>• The location, provision, and screening of parking and access.</u></b></li> </ul>	RD

Costs	Benefits	Effectiveness and Efficiency
<p><b><i>Environmental and Social</i></b></p> <ul style="list-style-type: none"> <li>• The provision may result in a greater number of resource consent applications being approved within Wanaka’s MDRZ for RVA activities which operate for more than 42 nights. This situation could adversely</li> </ul>	<p><b><i>Economic</i></b></p> <ul style="list-style-type: none"> <li>• The new provision may assist in providing additional supplementary visitor accommodation supply in Wanaka where there are proportionally less hotels compared to Queenstown.</li> </ul>	<p>It is considered that the recommended amendment would be more efficient and effective than the notified provision.</p> <p>The new provision improves the effectiveness of the notified suite of controls in that it more</p>

<p>affect the residential amenity of adjoining owners/occupiers, result in a loss of residential housing supply in the Wanaka area, and harm the overall residential character and cohesion of Wanaka’s MDRZ. This set of circumstances may undermine the intent of the VA variation.</p> <p><b>Economic</b></p> <ul style="list-style-type: none"> <li>The provision may artificially inflate the value of residential property, land and rental prices within Wanaka’s MDRZ on account of the higher earning potential of these properties. This situation may limit access to this market for average wage/salary earners.</li> </ul>	<ul style="list-style-type: none"> <li>The provision would provide those property owners in Wanaka’s MDRZ with the ability to realise additional income from their properties than would have been possible under the notified set of provisions.</li> </ul>	<p>accurately identifies and responds to differences across the District. In particular, it acknowledges that the zoning regime differs between Wanaka and Queenstown in that Wanaka has less HDR zoned land, and relatively few VA Sub-zones. Given this, the notified provisions would not have been effective in providing scope for the application of the more permissive regime across Wanaka thereby unintentionally disadvantaging the operation of RVA activities within the wider Wanaka area. The new provision corrects this situation through the introduction of the 42 night restricted discretion provisions. It is anticipated that this provision would provide a better balance of planning controls across the District by enabling a more permissive regime within Wanaka’s MDRZ.</p>
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**RECOMMENDED AMENDMENTS TO THE NOTIFIED ZONE PURPOSE STATEMENT IN THE LOWER DENSITY SUBURBAN RESIDENTIAL ZONE, MEDIUM DENSITY RESIDENTIAL ZONE, LARGE LOT RESIDENTIAL ZONE AND ARROWTOWN HISTORIC MANAGEMENT ZONE.**

Provisions	<b>Proposed s42A amendment</b>
7.1, 8.1, 10.1, 11.1	<i>New text within the zone purpose statements relating to Visitor Accommodation within the Visitor Accommodation Sub-Zones – see recommended revised provisions in Appendix 1.</i>

<b>Costs</b>	<b>Benefits</b>	<b>Effectiveness and Efficiency</b>
<p><b><i>Environmental and Social</i></b></p> <ul style="list-style-type: none"> <li>The amended text introduces an acceptance that commercial scale VA activities form part of the overall purpose of these zones. There is a risk that this text may compromise the overall intent of these zones which primarily serve the function of delivering residential housing capacity and protecting the amenity of residential owners/occupiers.</li> </ul>	<p><b><i>Economic</i></b></p> <ul style="list-style-type: none"> <li>Together, references to the VA sub-zones within the zone purpose and provisions enable the operation of commercial scale VA activities and facilitate the significant contribution they make to the District’s tourism economy.</li> </ul> <p><b><i>Environmental and Social</i></b></p> <ul style="list-style-type: none"> <li>Visitor accommodation sub-zones provide a mechanism which enables the establishment and operation of commercial scale visitor accommodation activities in discrete, well located areas which are often better suited to absorbing the effects of these activities.</li> <li>The hard sub-zone boundaries assist in minimising the creep of commercial scale VA activities into the surrounding more sensitive receiving residential environment.</li> </ul>	<p>It is considered that the recommended amendment would be more efficient and effective than the notified zone purpose statements.</p> <p>The amended zone purpose statements more effectively outline the key role that VA sub-zones play within each of the respective zones and that visitor accommodation activities are anticipated within these locations.</p> <p>The amendments ensure that the zone purpose more effectively compliments the suite of provisions that enable the establishment and operation of commercial scale VA activities within the sub-zones.</p>

	<ul style="list-style-type: none"><li>• The amended zone purpose text clearly outlines the expectation that applications for VA activities within the sub-zones, although enabled, must address matters relating to residential amenity, including character, traffic and noise effects.</li></ul>	
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**RECOMMENDED AMENDMENTS TO THE NOTIFIED POLICIES IN THE LOWER DENSITY SUBURBAN RESIDENTIAL ZONE, MEDIUM DENSITY RESIDENTIAL ZONE AND LARGE LOT RESIDENTIAL ZONE RELATING TO VISITOR ACCOMMODATION SUB-ZONES.**

Provisions	Proposed s42A amendment
7.2.8.1, 8.2.14.1, 11.2.3.1	<p><i>New text within the notified policies relating to Visitor Accommodation within the Visitor Accommodation Sub-Zones.</i></p> <p><i>Example:</i></p> <p>Provide for <del>accommodation options for visitors</del> <u>visitor accommodation</u> in the Lower Density Suburban Residential Visitor Accommodation Sub-Zones that is appropriate for the low density residential environment, <u>ensuring that adverse effects on residential amenity are avoided, remedied or mitigated.</u></p>

<b>Costs</b>	<b>Benefits</b>	<b>Effectiveness and Efficiency</b>
<p><b><i>Economic</i></b></p> <ul style="list-style-type: none"> <li>The amended policy text introduces an expectation that VA activities within the VA sub-zones will ensure that adverse effects on residential amenity are avoided, remedied or mitigated. This expectation will impose costs on applicants such that they may need to modify their activity in order to address adverse effects on residential amenity. In some instances, this may result in large-scale commercial VA activities being unviable.</li> </ul>	<p><b><i>Environmental and Social</i></b></p> <ul style="list-style-type: none"> <li>The amended policy text clearly outlines the expectation that applications for VA activities within the sub-zones address matters relating to residential amenity. This text will therefore strengthen Council’s position in assessing adverse effects on residential owners/occupiers in the vicinity of VA sub-zones.</li> </ul>	<p>It is considered that the recommended amendment would be more efficient and effective than the notified provisions.</p> <p>The amended policies more effectively outline the expectation that commercial scale VA activities within VA sub-zones are required to consider matters relating to residential amenity when planning their activities and preparing their applications for resource consent.</p> <p>The amended policies are more efficient in that they provide for more directive plan administration in regard to the matter of residential amenity when considering applications for VA activities within VA sub-zones.</p>