

# **QUEENSTOWN LAKES DISTRICT COUNCIL**

## **Hearing of Submissions on Proposed District Plan**

### **Stream 15 Report**

#### **Report and Recommendations of Independent Commissioners Regarding Chapters 25, 29, 31, 38, and Visitor Accommodation**

##### **Report 19.2**

#### **Visitor Accommodation, including Visitor Accommodation Sub-Zones**

##### **Commissioners**

**Denis Nugent (Chair)**

**Sarah Dawson**

**Calum MacLeod**

**Robert Nixon**

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**Appendix 3: Recommendations on Submissions Seeking Map Amendments Where no Evidence was Presented**

## PART A – VARIATIONS AMENDING PDP TEXT

### 1. PRELIMINARY

#### 1.1 Introduction

1. This report needs to be read in conjunction with Report 19.1. That report sets out the appearances and procedural matters for Stream 15. It also contains our recommendations on matters applicable generally to all the provisions covered by Stream 15.

#### 1.2 Terminology in this Report

2. The majority of the abbreviations used in this report are set out in Report 19.1. In addition, throughout this report, we use the following abbreviations:

ASAN	Activity Sensitive to Aircraft Noise
BnB	Bed and breakfast
BRA	Building Restriction Area
District	Queenstown Lakes District
Federated Farmers	Federated Farmers of New Zealand Inc
Fish and Game	Otago Fish and Game Council
GCZ	Gibbston Character Zone
Group of proforma submissions identified by Ms Bowbyes	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
HDCA	Housing Development Capacity Assessment, 2017. Prepared for Queenstown Lakes District Council, by m.e. consulting. Draft Final (Ref. QLDC002.17)
Jacks Point Group	Henley Downs Farm Holdings Limited and Henley Downs Land Holdings Limited <sup>1</sup> ; and Darby Planning LP <sup>2</sup>
JPZ	Jacks Point Zone
LLRZ	Large Lot Residential Zone

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<sup>1</sup> Submission 2381

<sup>2</sup> Submission 2376

Low and medium density residential zones	LDSRZ, MDRZ, ARHMZ and LLRZ
Luxury Accommodation Providers	MajorDomo Limited <sup>3</sup> ; Touch of Spice Limited <sup>4</sup> ; NZSIR Luxury Rental Homes Limited <sup>5</sup>
MRZ	Millbrook Resort Zone
NPS-UDC	National Policy Statement for Urban Development Capacity 2016
ORC	Otago Regional Council
Reply Version	The version of Chapter 25 attached to the Reply Evidence of J Wyeth
RLZ	Rural Lifestyle Zone
RRZ	Rural Residential Zone
RVA	Residential visitor accommodation
TCTO	Town Centre Transition Overlay
VA	Visitor accommodation
Variation	The notified visitor accommodation variations, incorporating variations to Stage 1 PDP Chapters 2 Definitions; 7 Low Density Suburban Residential; 8 Medium Density Residential; 9 High Density Residential; 10 Arrowtown Residential Historic Management Zone, 11 Large Lot Residential; 16 Business Mixed Use; 21 Rural; 22 Rural Residential & Rural Lifestyle; 23 Gibbston Character Zone; 41 Jacks Point; 42 Waterfall Park; and 43 Millbrook Resort; and notified Stage 2 provisions relating to visitor accommodation added to Stage 1 PDP Chapter 24 Wakatipu Basin Rural Amenity Zone.
VASZ	Visitor Accommodation Sub-Zone
WBRAZ	Wakatipu Basin Rural Amenity Zone

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<sup>3</sup> Submission 2592

<sup>4</sup> Submission 2600

<sup>5</sup> Submission 2598

### **1.3 Background**

3. This report deals with the submissions and further submissions lodged in respect of The Council's notified visitor accommodation variation, which inserted provisions into the PDP (Stage 1) relating to Residential Visitor Accommodation, Homestays, and other visitor accommodation, including applying Visitor Accommodation Sub-Zones on the Planning Maps.
4. Ms Amy Bowbyes, a senior policy planner employed by the Council, prepared a Section 42A Report, rebuttal evidence and a reply statement relating to all aspects of the variation, other than the mapping of VASZs. She also provided an additional statement of evidence responding to the submission of Relax Its Done<sup>6</sup>. Ms Bowbyes' evidence was supported by expert economics evidence-in-chief, rebuttal and reply evidence from Mr Robert Heyes, an economics consultant engaged by the Council. Ms Bowbyes and Mr Heyes contributed to a Memorandum of Counsel for the Council responding to issues raised during the hearing<sup>7</sup>. Ms Rosalind Devlin, a consultant planner engaged by the Council, prepared a Section 42A Report, supplementary evidence, rebuttal evidence and a reply statement relating to the mapping of VASZs. Ms Bowbyes advised us that she was not the author of the notified variation or the accompanying section 32 report. We also had the benefit of evidence from numerous submitters.
5. Due to a change in circumstances for Ms Devlin during the course of the hearing<sup>8</sup>, Ms Bowbyes took over advising the Panel in relation to the VASZ sought by Teece Irrevocable Trust No. 3<sup>9</sup>. Ms Bowbyes prepared additional rebuttal evidence in relation to this submission. We appreciate being advised of this situation and are satisfied that both Ms Devlin and Ms Bowbyes approached their tasks as the Council's reporting officers on this matter professionally.
6. The hearings proceeded as described in Report 19.1.

### **1.4 General Submissions**

7. As set out in Report 19.1, where a submission seeking a change to the variation was only considered in evidence from the Council, without the benefit of evidence from the submitter or from a submitter on a related submission, we have no basis in evidence to depart from the recommendation of the Council's witness and recommend accordingly.
8. Several submissions on Stage 1 of the PDP were carried over to be heard in conjunction with the variation. These were listed and addressed in the Section 42A Report prepared by Ms Bowbyes<sup>10</sup>. Ms Bowbyes noted that these submissions<sup>10</sup> related only to the definitions of Visitor Accommodation (VA) and Residential Activity notified in Stage 1 of the PDP. It was Ms Bowbyes' opinion that these submissions have been materially overtaken by the provisions of the variation, in particular the amendments to these definitions proposed in the variation. We agree with Ms Bowbyes. We consider that the matters raised in these Stage 1 submissions have been addressed through consideration of submissions on the definitions contained in the variation, which we consider to be more appropriate (subject to amendments we discuss later

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<sup>6</sup> Submission 2662

<sup>7</sup> Memorandum of Counsel for Queenstown Lakes District Council providing expert witness responses to issues raised during the hearing, Hearing Stream 15 – Visitor Accommodation, 14 September 2018, section 10

<sup>8</sup> As advised to the Panel in paragraph 5.8 of the Opening Representations / Legal Submissions for the Council, Stream 15, 31 August 2018

<sup>9</sup> Submission 2599

<sup>10</sup> A Bowbyes, EiC, paragraphs 12.1 – 12.3

in this report). We have not addressed the Stage 1 submissions further in this report, and recommend they be rejected.

9. There were a very large number of submissions received on the variation. As stated in Report 1<sup>11</sup>, it is not necessary for the Hearing Commissioners to address each submission individually, rather the Hearing Panel's report can address decisions by grouping submissions. This is the approach taken in this report, as there are many submitters who made similar requests in relation to the variation provisions. When discussing each section and/or provision, not every aspect of the submissions, as categorised by Council staff, is mentioned. That is so the report is not unnecessarily wordy. However, in each case the Hearing Panel has considered all the submissions and further submissions on the variation.
10. Several submissions require consideration before discussing the provisions in the variation and the submissions on those provisions. Some submissions supported the variation generally. A comprehensive summary of these submissions was provided by Ms Bowbyes<sup>12</sup>, which we accept and have had regard to. As we are recommending changes to the provisions, we recommend these submissions be accepted in part. A large number of submissions<sup>13</sup> generally opposed the variation and asked that the entire variation be rejected or withdrawn in its entirety. Ms Bowbyes also provided a comprehensive analysis of these submissions<sup>14</sup>, which we accept and have had regard to. As we recommend retaining the variation, albeit with substantial changes, we recommend that these submissions be rejected.
11. Some submitters suggested alternative approaches to the issues the Council seeks to address through the variation – long-term rental housing availability and effects of visitor accommodation in residential areas. Alternatives were suggested such as additional rates<sup>15</sup>, development contributions or tourist taxes<sup>16</sup>; provision of more affordable housing or dedicated worker's accommodation; requiring employers to provide housing for employees;<sup>17</sup> the Council to stop promoting tourism; and greater regulation of freedom camping<sup>18</sup>. Other submissions sought reconsideration by the Council of the issues and approaches, such as through a task force or a public report<sup>19</sup>. Although these suggestions are related to the issues raised by the variation, we do not consider that these alternatives fall within the Council's resource management functions or can be achieved through the PDP. On this basis, we recommend that these submissions be rejected.
12. Many submissions requested that the "current" regime be retained<sup>20</sup>. By this, we assume the submitters meant the approach under the operative district plan (ODP), combined with the

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<sup>11</sup> Report 1 para [52]-[53]

<sup>12</sup> A Bowbyes, EIC, paragraphs 9.3-9.16

<sup>13</sup> These included the large group of pro-forma submissions identified by Ms Bowbyes, as well as opposition from Airbnb, Bookabach and Bachcare and its associated similar submissions (which sought an alternative regime for managing RVA and homestays)

<sup>14</sup> A Bowbyes, EIC, paragraphs 9.17-9.45 & 11.2-

<sup>15</sup> For example, Submissions 2023, 2037, 2053, 2056, 2061, 2062, 2065, 2333, 2556 and the large group of pro-forma submissions identified by Ms Bowbyes

<sup>16</sup> For example, Submissions 2027, 2053, 2059, 2063, 2091, 2127, 2130, 2333

<sup>17</sup> For example, Submissions 2044, 2064, 2083, 2099, 2100, 2162, 2173, 2238, 2220, 2283, 2486

<sup>18</sup> For example, Submissions 2110, 2137, 2212

<sup>19</sup> For example, Submissions 2053, 2148

<sup>20</sup> For example, Submissions 2052, 2094, 2141, 2162, 2149, 2238, 2354, 2486, FS2798. Some requested specific alterations to the current regime, such as reducing or removing the minimum stay period of 3 consecutive nights. Bookabach and Bachcare and its associated similar submissions, specifically sought continuation of the current registration system

Council’s “registration” process (set out in Appendix 12 to the ODP - Standards for a Registered Holiday Home or Registered Homestay). The ODP is being replaced, in stages, by the PDP. Even if we were to recommend rejection of the variation in its entirety, the provisions for visitor accommodation in the residential zones would not revert to those under the ODP. On this basis, we recommend that these submissions be rejected. However, we note that aspects of the approach under the ODP have been specifically requested as amendments to the variation, including the incorporation of a registration system. We address these aspects later in our Report as we consider each of the variation provisions. Closely related to this, some submitters asked that the Council enforce the “current” regime more effectively. Although the ability to effectively enforce any provisions is a matter we consider for each provision, the Hearings Panel cannot determine the Council’s approach to enforcement of the PDP provisions. Accordingly, we recommend that these submissions be rejected.

13. Fisken & Associates<sup>21</sup>, Streat Developments Limited<sup>22</sup> and Church Street Trustee Limited<sup>23</sup> sought an addition to Chapter 3 Strategic Directions to include an objective and policies recognising the economic contribution of visitor accommodation to the economic wellbeing of the District. The Stream 1B Hearing Panel, differently constituted, has heard Chapter 3 and made its recommendations to the Council, which it has accepted. The Council’s decision’s version of Chapter 3 (albeit subject to appeals) includes the following provisions relevant to visitor accommodation and its economic contribution to the District. Objective 3.2.1.1 and Policy 3.3.1 read:

*The significant socioeconomic benefits of well designed and appropriately located visitor industry facilities and services are realised across the District<sup>24</sup>.*

*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.<sup>25</sup>*

14. Although Chapter 3 does not form part of this variation, as we consider that the Council’s decided Strategic Objectives and Policies already give effect to the relief sought by these submitters, we recommend that their submissions be accepted in part.<sup>26</sup>
15. Gerry Oudhoff and James Hennessy<sup>27</sup> requested that the variation be amended to make provision for, and recognise the importance of, of camping grounds. Camping grounds are a form of visitor accommodation, so we accept that they are included within the provisions of this variation. However, as the submitters did not provide any evidence it is unclear what additional or alternative wording they were seeking. Therefore, we recommend the submission be accepted in part.

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<sup>21</sup> Submission 2372

<sup>22</sup> Submission 2311, supported by FS2738

<sup>23</sup> Submission 2375

<sup>24</sup> Strategic Objective 3.2.1.1

<sup>25</sup> Strategic Policy 3.3.1

<sup>26</sup> As stated in paragraph 52 of Report 19.1, we agree with and adopt the reasoning of the Stream 14 Hearing Panel in Report 18.1 regarding the approach to be taken to the objectives and policies in Chapters 3-6 of the PDP (Report 18.1, paragraphs 168-176)

<sup>27</sup> Submission 2326



## 2. HOW TO CONTROL RVA AND HOMESTAYS IN THE PDP

### 2.1 Summary of the Issue, Submissions and Evidence

16. The submission from Airbnb<sup>28</sup>, in particular, as well as those from Bachcare<sup>29</sup>, Bookabach<sup>30</sup>, the Luxury Accommodation Providers<sup>31</sup>, Fisker & Associates<sup>32</sup>, RSJ Tahuna Trust<sup>33</sup> and the many submissions from individuals, addressed the issue of whether the effects of residential visitor accommodation (RVA) and/or homestays differ from the effects of residential activities and, therefore, whether a separate regime to manage the effects of these activities is required (separate from that for managing the effects of residential activities). Submissions and further submissions were lodged with supporting and opposing positions to those expressed in the Airbnb submission<sup>34</sup>. The opening legal submissions from the Council agreed<sup>35</sup> that this was an outstanding substantial matter of dispute relating to the variation. In our view, it is appropriate to consider this matter at the outset rather than through a piecemeal approach, policy by policy or rule by rule. Accordingly, we address this broad matter first, having regard to all relevant submissions and further submissions.
17. The Airbnb submission sought the withdrawal or decline of the variation in its entirety, with all its provisions to be deleted. The legal submissions from Ms Sheard on behalf of Airbnb<sup>36</sup> stated that RVA, holiday homes and homestays should be included within the definition of “residential activity” and managed in accordance with the zone rules applying to residential activities. It was Airbnb’s submission<sup>37</sup> that there is no justification for imposing restrictions on RVA and homestays that are different from those for managing the effects of residential activities.
18. We understand from the legal submissions<sup>38</sup>, and from the evidence and answers to our questions of Mr Thomas, that Airbnb’s opposition to specific regulatory control of RVA stems (at least in part) from its concerns at the significant regulatory burden (and costs) it would impose on hosts<sup>39</sup> in the District; the difficulty existing hosts will have in proving they have existing use rights; and the significant challenges for the Council in enforcing and monitoring the provisions. The submission stated that *“Airbnb strongly believes in the right of people to share their houses, townhouses and apartments across the Queenstown Lakes District in a responsible and sustainable way, without extreme restrictions .... Airbnb believes that to maximise participation in the sharing economy, any regulations should be clear, easy to understand and comply with, and cost-effective for hosts”*.
19. The legal submissions summarised Airbnb’s opposition<sup>40</sup> as being based on the lack of compelling evidence that:

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<sup>28</sup> Submission 2390

<sup>29</sup> Submission 2620

<sup>30</sup> Submission 2302

<sup>31</sup> MajorDomo Limited (Submission 2592); Touch of Spice Limited (Submission 2600); NZSIR Luxury Rental Homes Limited (Submission 2598)

<sup>32</sup> Submission 2372

<sup>33</sup> Submission 2226

<sup>34</sup> A Bowbyes EIC, paragraphs 9.1-9.46, contains a comprehensive summary of the various viewpoints received through the submissions. We have had regard to this summary.

<sup>35</sup> Opening legal submissions for the Council from Ms Scott, paragraph 5.3

<sup>36</sup> Legal submissions, paragraph 9.1

<sup>37</sup> Legal submissions, paragraphs 5.15 & 9.2

<sup>38</sup> Legal submissions, paragraph 10.1

<sup>39</sup> Host is the term Airbnb gives to the providers of RVA or Homestay accommodation and we adopt that usage for this report.

<sup>40</sup> Legal submissions, paragraph 1.3

- there are existing adverse amenity, parking, traffic or residential cohesion effects that need to be addressed;
- there is a shortfall of long term housing capacity in the District;
- the provisions will be effective in addressing any housing affordability or long term rental availability; and
- holiday homes currently used for RVA will convert to long term rentals rather than remaining empty when not being used by their owners.

In addition, the legal submissions stated<sup>41</sup> that the impact of the variation on the availability of tourist accommodation and the impacts on tourism within the District have not been adequately assessed.

20. In her legal submissions, Ms Sheard accepted the statutory framework for the preparation of district plans set out in Appendix 1 of the Council’s opening legal submissions<sup>42</sup> (as did the legal submissions on behalf of Bookabach and Bachcare<sup>43</sup>, and the Luxury Accommodation Providers<sup>44</sup>). We have proceeded on the basis that this framework has been accepted by all parties involved and, as stated in Report 19.1<sup>45</sup>, that the principles set out in Report 1 remain applicable.
21. Ms Sheard did not dispute that, in principle, managing adverse effects associated with RVA falls within the Council’s functions under section 31 of the Act and adverse effects on housing affordability and availability of long term rental accommodation could be considered in the context of Part 2 of the Act (under section 5), assuming there are such adverse effects. This was consistent with the response from Ms Bowbyes to our written questions during the hearing<sup>46</sup>. We did not receive any legal submissions or evidence from other parties that suggested otherwise<sup>47</sup>. Later in this Report, we discuss whether the variation’s provisions will be effective in addressing any effects identified.
22. The evidence of Mr Thomas, Airbnb’s Head of Public Policy for Australia and New Zealand, outlined<sup>48</sup> the scale of Airbnb operations in the District – approximately 2300 listings, 71,000 bookings, and 203,000 guests in 2017<sup>49</sup>. It was Mr Thomas’s evidence<sup>50</sup> that Airbnb guests who stayed in Queenstown<sup>51</sup> spent \$130.2 million and made a total economic contribution of approximately \$89 million in value added, supporting 713 full time equivalent jobs. The expenditure figures from Mr Thomas were different from those of Mr Heyes<sup>52</sup> for the Council,

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<sup>41</sup> Legal submissions, paragraph 10.1

<sup>42</sup> Opening legal submissions for the Council from Ms Scott, section 2 and Appendix 1

<sup>43</sup> Legal submissions from Ms Hartley, paragraph 3.1

<sup>44</sup> Legal submissions from Mr Leckie, paragraph 5

<sup>45</sup> Report 19.1, Section 2.1

<sup>46</sup> Panel Minute 12 September, and response from Counsel for the Council 14 September 2018

<sup>47</sup> See also M Chrisp, for Bookabach and Bachcare, Summary of evidence; Legal submissions from Mr Leckie, for the Luxury Accommodation Providers, paragraph 22; and B Farrell for the Luxury Accommodation Providers, Summary of evidence.

<sup>48</sup> B Thomas, EIC, paragraph 5.4

<sup>49</sup> Attached to Mr Thomas’s evidence was a report from Deloitte, prepared for Airbnb, Economic effects of Airbnb in Queenstown, 2018. We did not have the opportunity to question the authors of this report. However, the broad scale of Airbnb operation in the District was not a matter in dispute.

<sup>50</sup> B Thomas, EIC, paragraph 5.4, based on the Deloitte report.

<sup>51</sup> In answer to a question, Mr Thomas confirmed that the information in his evidence regarding “Queenstown” referred to Queenstown Lakes District.

<sup>52</sup> Mr Heyes gave his opinion as to the reason for the difference (his Rebuttal evidence, paragraphs 3.2-3.5), being the use of different models of the District’s economy. However, Mr Heyes accepted that RVA is a significant part of the District’s visitor accommodation sector and provides benefits to the

with each questioning the other's figures and their sources. However, we have not needed to decide on this matter, as it was not fundamental to our decision-making, and we accept that (whatever the figure) Airbnb has a considerable presence in the District and the economic contribution of its guests to the District is substantial.

23. Mr Thomas stated<sup>53</sup> that, at times when demand and occupancy rates are high, Airbnb provides Queenstown with additional accommodation supply, allowing more people to be hosted in the District without having to build new accommodation, and provide better management of surges in demand. It was his evidence<sup>54</sup> that Airbnb guests and hosts distribute the economic benefits of travel to neighbourhoods that have not traditionally received the benefits of the tourism industry, and encourage guests to experience wider parts of the District. These benefits of RVA were not disputed by the Council and were accepted by Mr Heyes and Ms Bowbyes.
24. Mr Thomas also dealt with the impact of the variation's provisions on Airbnb hosts and guests. It was his evidence<sup>55</sup> that the variation will reduce the supply of an important accommodation option in the market, with risks that there will be a reduction in affordability of properties with existing rights or consents to provide RVA, and an increase in the price of RVA. He also referred to<sup>56</sup> the time and cost required to apply for resource consents.
25. Mr Thomas particularly addressed his concerns<sup>57</sup> over the reliability of the data used by Mr Heyes in his analysis of Airbnb's operations in the District (and other house-sharing platforms). He referred to the unreliability of using scraped data from AirDNA, including for distinguishing between homes booked out for personal use by the owners (and their family / friends) and those booked out by paying guests. In his opinion, the use of this data considerably over-inflates rental figures. Mr Thomas also expressed his concern<sup>58</sup> about the conclusions reached by Mr Heyes relating to Airbnb's share of the Queenstown market (compared with other listing platforms) and regarding the growth of the RVA sector as a whole. He referred to the lack of analysis by Mr Heyes of the extent to which RVA's in Queenstown are now making greater use of previously unoccupied holiday homes. We note here that Mr Heyes<sup>59</sup> stated he was aware of, and had taken account of, the limitations of the AirDNA data and he acknowledged he was unable to quantify the growth in Airbnb's share of the market relative to other listings. Mr Heyes did not accept that these limitations should change his conclusions regarding the scale, nature and growth of Airbnb (or other RVA) listings. We return to our consideration of the issue regarding the reliability of data and information before us, later in this Report.
26. In answer to our questions, Mr Thomas stated that there is potential for growth in RVA in the District, due to its popularity; particularly for more holiday homes to be listed, those listed to be used more often, or more residents listing their houses when they are away from home. It was his evidence that two thirds of hosts share their own homes, with the majority of the balance sharing their holiday home. It was not clear to us if this applied to Airbnb as a whole, or to this District, however, it was Mr Thomas's evidence that most Airbnb hosts are listing

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District, including catering for the growth in tourist numbers and being an important source of revenue for hosts and service businesses (R Heyes, Summary of evidence).

<sup>53</sup> B Thomas, EIC, paragraph 5.7

<sup>54</sup> B Thomas, EIC, paragraph 5.8

<sup>55</sup> B Thomas, EIC, paragraph 6.11

<sup>56</sup> B Thomas, EIC, paragraph 7.1

<sup>57</sup> B Thomas, EIC, paragraphs 6.6-6.7 & 6.10

<sup>58</sup> B Thomas, EIC, paragraphs 6.8-6.9

<sup>59</sup> R Heyes, Rebuttal evidence, paragraphs 3.6-3.18

their own permanent home (either shared with the owner or while they are away) or their holiday home, rather than being purely investment properties or corporate accommodation businesses. This was also the evidence from the other accommodation management companies that addressed us<sup>60</sup>.

27. In answer to our questions, Mr Thomas provided examples of other options for addressing any problems identified with the operation of RVA. However, these options mostly stemmed from countries with different statutory and enforcement powers than those currently available to local authorities in New Zealand. None of them came within the Council's powers to implement through the PDP. Some required voluntary implementation by RVA operators and platforms, which we have taken into consideration below.
28. In her evidence for Airbnb, Ms McLeod disputed the evidence base relied on by the Council to conclude that there are potential adverse effects of RVA and homestays that require management through the PDP.
29. In relation to adverse effects on residential cohesion, character and amenity, it was Ms McLeod's opinion<sup>61</sup> that the discussion paper referred to by the Council<sup>62</sup> has limited reliability because of its age and scope – it does not distinguish between potentially different effects from commercial visitor accommodation, RVA or homestay; and relates to the HDRZ of the ODP. Ms McLeod referred<sup>63</sup> to the lack of complaints (or very few) regarding noise and disturbance from RVA and homestays. She also pointed out<sup>64</sup> that noise and parking provision associated with RVA and homestays are managed by standards in the other chapters of the PDP (Chapters 29 and 36), in the same way that these effects are managed for residential activities.
30. In relation to adverse effects on the availability of housing for long term rental accommodation, Ms McLeod referred<sup>65</sup> to the limitations of Mr Heyes' conclusions and the lack of support for this concern in the Council's recently released Housing Development Capacity Assessment report (HDCA)<sup>66</sup>. We return to both these matters later in this Report.
31. Ms McLeod addressed the position of the Council that the variation assists in giving effect to the NPS-UDC 2016. Ms McLeod's conclusion<sup>67</sup> was that the variation's provisions are not appropriate or necessary to give effect to this NPS, and they would have the effect of constraining choices and reducing efficiency in a manner that is inconsistent with policies of the NPS. As we refer to below, the Council's opening legal submissions, which clarified the Council's position in relation to the NPS-UDC, is that the PDP Stage 1 decision already gives effect to this NPS, but that the provisions of this variation also give effect to / implement it<sup>68</sup>. We note here that Mr Farrell, on behalf of the Luxury Accommodation Providers, gave evidence<sup>69</sup> regarding this NPS. He also did not agree that restricting RVA will help the Council

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<sup>60</sup> Submissions 2303, 2592, 2598, 2600, 2620 & 2662

<sup>61</sup> A McLeod, EIC, paragraphs 7.5-7.7, 7.9-7.10

<sup>62</sup> Hill Young Cooper, Discussion Paper on Residential Coherence, prepared in relation to Plan Change 23, 2008

<sup>63</sup> A McLeod, EIC, paragraphs 7.10 & 7.14

<sup>64</sup> A McLeod, EIC, paragraphs 7.10 & 7.11

<sup>65</sup> A McLeod, EIC, paragraph 7.14

<sup>66</sup> Housing Development Capacity Assessment, 2017. Prepared for Queenstown Lakes District Council, by m.e. consulting. Draft Final (Ref. QLDC002.17)

<sup>67</sup> A McLeod, EIC, paragraph 6.23

<sup>68</sup> Opening legal submissions, paragraph 5.14-5.20

<sup>69</sup> B Farrell, EIC, paragraphs 8-10

to implement its responsibilities under the NPS. His opinion was that the NPS is about urban development and capacity, for both housing and business purposes, with no primacy of one over the other.

32. Ms McLeod's evidence also examined the provisions of the Proposed RPS<sup>70</sup>. Ms McLeod concluded the variation is not necessary to give effect to the Proposed RPS and has the potential to limit the extent to which the economic well-being of Otago's people and communities is provided for under its Policy 1.1.1. Ms Bowbyes, in her evidence for the Council, also considered the provisions of the Proposed RPS and concluded that the variation would give effect to the objectives and policies of Chapter 1 relating to economic, social and cultural wellbeing for people and communities, as well as those for urban growth and development, commercial activities and tourism.
33. Ms McLeod considered the over-arching direction provided in the PDP through the Strategic Direction (Chapter 3) and relating to Urban Development (Chapter 4)<sup>71</sup>. She did not consider the latter to be relevant, and that the variation is either not necessary to achieve the strategic objectives and policies, or is not the best way to achieve them. Ms Bowbyes also set out those strategic objectives and policies she considered relevant to the variation, although she did not analyse these<sup>72</sup>. We note here that the strategic objectives were also examined by Mr Chrisp, on behalf of Bookabach and Bachcare<sup>73</sup>. He noted that their emphasis is on enabling activities to occur and does not signal any intention or requirement to restrict provision of short term rental accommodation for visitors, except where this would be inconsistent with the objectives and policies of the underlying zone.
34. In her opening legal submissions for the Council, Ms Scott clarified the Council's position in relation to the NPS-UDC, which we have already referred to above. Ms Scott submitted<sup>74</sup> that, for the Council, the variation provisions are seeking to achieve something other than only providing sufficient development capacity for dwellings (which is a valid matter to consider under the NPS-UDC). She submitted the Council is aiming to satisfy the purpose of the Act in section 5, by addressing housing affordability and also demand for long-term rental, seeking to strike an appropriate balance between providing flexibility for the provision of visitor accommodation and not adversely affecting the supply of residential housing types for a range of residents of the District. Ms Scott submitted that demand for housing is a broader concept than just total capacity, and it is relevant to consider the increasing unaffordability of housing, both for permanent residence and long term rental. Although she accepted that the variation's provisions do not land or fall only on the NPS-UDC, in fact they do give effect to / implement it. In answer to our questions, Ms Scott also accepted that the Council's evidence does not go so far as to draw a causal link between RVA and the lack of housing affordability.
35. Mr Heyes<sup>75</sup> acknowledged that there are several factors responsible for the deterioration in rental affordability in the District and that he has not been able to quantify the extent to which RVA has had an impact on the availability and affordability of the long term rental market. However, he maintained his position that, against the backdrop of strong population and tourism growth, the growth of RVA (driven primarily by the growth in Airbnb) has likely had a

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<sup>70</sup> A McLeod, paragraphs 9.1-9.11

<sup>71</sup> A McLeod, EIC, paragraphs 9.12-9.13

<sup>72</sup> A Bowbyes, EIC, paragraphs 5.36-5.44

<sup>73</sup> M Chrisp, EIC, paragraphs 5.1-5.5

<sup>74</sup> Opening legal submissions, paragraphs 5.16-5.20

<sup>75</sup> R Heyes, Summary of evidence and Rebuttal evidence, paragraphs 3.9, 4.6 & 6.2, 6.6

negative impact on its affordability and capacity. It was his evidence<sup>76</sup> that, even if half the number of properties he had estimated<sup>77</sup> were transferred between RVA and long term rental, this would be an equivalent number to the long term rental vacancy rate and enough to cause upward pressure on rental prices. He accepted that not all RVA property owners would enter the long term rental market, and that his conclusions only apply to a proportion of the RVA properties. However, in answer to our questions, Mr Heyes continued to hold the view that this is sufficient to potentially affect the capacity and affordability of that market. When asked by the Panel as to whether the housing market may respond in time, Mr Heyes stated that his main concern was the short-term impact of RVA on the rental market and the cost of this for the District's residents. He acknowledged that there are a mix of problems and pressures within the District's housing market that contribute to difficulties with housing and long term rental affordability<sup>78</sup>. However, he maintained his opinion that the growth of RVA (alongside the rapid growth in tourist numbers) has added to these pressures. We return to our consideration of this matter later in this Report.

36. Ms Bowbyes, in her planning evidence for the Council<sup>79</sup>, relied on the evidence of Mr Heyes to support her conclusions that, if not appropriately regulated, RVA will likely impact on the supply and availability of accommodation for residents. In response to questions from the Panel, she stated that her assessment was that, on "the balance of probabilities", RVA will have an impact on the availability of long term rental housing.
37. In relation to potential adverse effects of RVA and homestays on amenity and residential cohesion (different from those of residential activities), it was Ms Bowbyes' evidence that they are different<sup>80</sup>. She relied on the Section 32 Report<sup>81</sup> and the evidence of Mr Chrisp and Mr Farrell (which we refer to below). The Section 32 Report appears to rely on reports prepared in 2008 relating to the effects of visitor accommodation in high density residential zones<sup>82</sup>. In answer to the Panel's questions, Ms Bowbyes acknowledged that the Council has no record of complaints and has undertaken no specific monitoring in relation to this matter. She stated that her conclusions have come from her own observations across the District, anecdotal conversations and her examination of the submissions received. She noted that the impacts of RVA and homestay activities had become subject of widespread topical concern in the District. Ms Bowbyes elaborated on this in response to our written questions<sup>83</sup>. She stated that the potential effects of RVA (as compared with residential activities) include and exceed the quantifiable and enforceable metrics for noise and parking effects<sup>84</sup>, as well as more qualitative effects on social cohesion and residential character<sup>85</sup>, such that, in her opinion, RVA is a fundamentally different activity to residential use, with different characteristics. As we

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<sup>76</sup> R Heyes, Rebuttal evidence, paragraph 3.9

<sup>77</sup> 300 of his estimated 700 properties

<sup>78</sup> In response to written questions from the Panel (Minute of 12 September 2018), Mr Heyes outlined a range of methods and measures sitting outside the Act that may also assist housing and long-term rental accommodation affordability.

<sup>79</sup> A Bowbyes, EIC, paragraph 6.15

<sup>80</sup> A Bowbyes, Rebuttal evidence, paragraphs 7.7-7.9

<sup>81</sup> Included as Appendix 3 to A Bowbyes EIC

<sup>82</sup> Hill Young Cooper, Discussion Paper on Residential Coherence, prepared in relation to Plan Change 23, 2008

Rationale Limited. High Density Residential Subzones Project Social Impact Assessment (June 2008)

<sup>83</sup> Panel Minute 12 September, and response from Counsel for the Council 14 September 2018

<sup>84</sup> We were not able to question Ms Bowbyes as to her meaning with this statement

<sup>85</sup> She referred to such characteristics as knowing your neighbours, seeing the same people in your street or locality (rather than a regular turnover of strangers), living in a community where people contribute to and volunteer in their communities

note below, this is consistent with the evidence of the other planning experts (other than Ms McLeod).

38. The submissions from Bookabach and Bachcare opposed the proposed variation, particularly as it was more restrictive than the provisions of the ODP. They sought an alternative, more flexible, approach to managing the potential adverse effects from RVA and, following their presentation to the Panel, they provided us with an updated set of amendments to the variation's definitions and rules for the LDSRZ. Unlike Airbnb, Bookabach and Bachcare did not seek a regime where RVA is managed purely in accordance with the rules applying to residential activities. They accepted that some management of effects from RVA is appropriate. Aspects of their case, however, are relevant to our fundamental question of whether (or to what extent) a separate regime in the PDP to manage the effects of RVA is required.
39. The legal submissions from Bookabach and Bachcare stated<sup>86</sup> that there is no evidence that a restrictive regime for RVA will result in those houses being available for long term rental, as many of the houses listed through those platforms are holiday homes where the owners want flexible access for themselves, family and friends. They submitted that, if properties are not available for short term accommodation, they will be left empty for longer periods, not making a significant contribution to residential cohesion. They also submitted that there is no evidence that RVA is currently having an adverse effect on residential character and amenity. As with those for Airbnb, the legal submissions from Ms Hartley emphasised<sup>87</sup> the limitations of the data, analysis and conclusions from Mr Heyes<sup>88</sup>; the limited applicability of the discussion paper from 2008 relied on by Ms Bowbyes; and the lack of clear evidence or analysis provided by the Council regarding the effects of RVA on residential character, coherence and amenity.
40. Ms Hartley referred<sup>89</sup> us to case law<sup>90</sup> which expressed concern about the risk of plan provisions being established in an arbitrary manner, over significant parts of a district, and imposing significant additional burdens on a wide group of landowners, without sufficient information on the effects of the rules. It was Ms Hartley's submission that similar factors apply here and that the Panel should consider the risks of an overly restrictive and prescriptive regime. We agree with this submission and have approached our assessment of the rules in this manner.
41. In his evidence for Bookabach and Bachcare, Mr Chrisp agreed<sup>91</sup> with the Council's evidence that visitor accommodation<sup>92</sup> has the potential to adversely affect the environment, for example where it results in a pattern or intensity of effects which are not anticipated with a location. However, he considered this is readily addressed through appropriate performance standards relating to the range of different accommodation that is expected to be provided, with consents and assessment criteria where the standards are not achieved. He noted that accommodation for short term visitors can take a variety of forms and can result in a character and intensity of effects that are difficult to distinguish from commercial visitor

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<sup>86</sup> Legal submissions, paragraph 4.5

<sup>87</sup> Legal submissions, paragraphs 4.26-4.33

<sup>88</sup> Legal submissions, paragraphs 4.8-4.16

<sup>89</sup> Legal submissions, para 3.8-3.10

<sup>90</sup> *Horticulture New Zealand Ltd v Far North District Council* [2016] NZEnvC 47 at [101]

<sup>91</sup> M Chrisp, EIC, paragraph 6.2

<sup>92</sup> It appears to us that Mr Chrisp, here, is referring to short-term, residential visitor accommodation, including RVA and homestays.

accommodation, such as where the residential component, if it exists at all, is ancillary to the visitor accommodation element. However, Mr Chrisp also pointed out<sup>93</sup> that effects on residential amenity, such as noise, traffic generation and management of rubbish, are not just restricted to visitors. He stressed the importance of evidence, that is not purely anecdotal or incapable of inquiry, to substantiate any concerns about visitor-related effects.

42. In relation to the availability of housing for long term rental, Mr Chrisp<sup>94</sup> recognised that anticipated visitor growth is a significant component of the District's growth projections and accommodation for short term rental is an essential resource that needs to be available. He recognised<sup>95</sup> that it is appropriate for a plan to include provisions that will improve the supply of dwellings to meet local needs. However, he did not consider it was appropriate for this to be achieved, nor did he consider it would be achieved, through a restriction on other forms of occupancy which clearly form part of the District's overall projected requirements. As with other witnesses, Mr Chrisp emphasised<sup>96</sup> there is no evidence that restrictions on RVA will result in an increase in the availability of houses for long term rental accommodation and the only certain outcome is that holiday houses will stay empty for longer periods of time – a less efficient use of resources.
43. The submissions from the Luxury Accommodation Providers also opposed the proposed variation as it was more restrictive than in the ODP. They sought a return to an approach similar to the previous plan, but with more flexibility. Like Bookabach and Bachcare, the Luxury Accommodation Providers did not seek a regime where RVA is managed purely in accordance with the rules applying to residential activities. They accepted<sup>97</sup> that some management of the potential amenity effects of RVA is appropriate. In his legal submissions, Mr Leckie stated<sup>98</sup> that their amendments to the variation struck an appropriate balance between managing the effects of RVA and providing sufficient flexibility for people to use their properties as RVA.
44. The legal submissions<sup>99</sup> for the Luxury Accommodation Providers emphasised the lack of sufficient recognition in the Council's cost-benefit evaluation of the benefits of RVA for the District; and, like Airbnb and Bookabach / Bachcare, the lack of credible or certain evidence demonstrating that the control of RVA will result in a discernible benefit to housing supply or affordability issues.
45. In his evidence for the Luxury Accommodation Providers, Mr Farrell<sup>100</sup> agreed with the Council that it is appropriate the potential adverse effects of RVA are managed through standards and resource consents, but they should not be discouraged through the plan's provisions. Mr Farrell noted<sup>101</sup> that he had reviewed the submissions and concluded there are no submitters seeking discouragement of RVA based on amenity values and residential cohesion, rather, most support some use of homes for RVA, but seek to ensure that potential effects on amenity values and residential cohesion are managed. This is consistent with what we heard from a wide range of individual submitters who presented to the Panel.

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<sup>93</sup> M Chrisp, EIC, paragraph 6.10

<sup>94</sup> M Chrisp, Summary of Evidence

<sup>95</sup> M Chrisp, EIC, paragraphs 6.20-6.33

<sup>96</sup> M Chrisp, Summary of Evidence

<sup>97</sup> Legal submissions, paragraphs 35 & 37

<sup>98</sup> Legal submissions, paragraph 46

<sup>99</sup> Legal submissions, paragraphs 15-21 & 22-33

<sup>100</sup> B Farrell, EIC, paragraphs 20 & 27 and Summary of Evidence

<sup>101</sup> B Farrell, EIC, paragraph 17 and Summary of Evidence



46. Like Ms McLeod and Mr Chrisp, Mr Farrell examined<sup>102</sup> the evidence of Mr Heyes and Ms Bowbyes and found a lack of credible or certain evidence, with no cause and effect link between RVA and housing supply and affordability; as well as reliance on, in his view, an outdated and irrelevant discussion paper to support the Council's position that residential cohesion is a perceived issue as a result of RVA. With respect to the residential characteristics of RVA, Mr Farrell considered<sup>103</sup> that there are differences in effects between RVA and residential activities, that these are discernible in each instance and can be managed on a case-by-case basis (we presume, through the standards and resource consent provisions he supported).
47. As well as the legal submissions and expert evidence we have examined above, the Panel had the benefit of a substantial body of evidence from submitters with direct involvement in, or experience of, the operation and effects of RVA and homestays. This assisted us greatly in understanding the role of these forms of visitor accommodation in the District, their benefits for hosts and guests, as well as their potential effects on surrounding neighbourhoods. We will not summarise all the evidence we received from submitters, as this would make our Report even longer, however, we set out here some examples that were useful to us.
48. Mr Alastair McIlwrick appeared for Relax it's Done Limited<sup>104</sup>, an example of a local property management company. He told us about the important role of private holiday homes, rented as RVA, in providing accommodation for visitors to the District, being a preferred option for a significant number of visitors. He explained that this is not a recent activity in the District, but has been happening since the first holiday homes were built in the area. Although their primary purpose is to provide a holiday home for the owner's use, many owners have regularly let them out to cover some of the costs associated with owning a holiday home.
49. Ella Hardman<sup>105</sup>, Amanda Murry<sup>106</sup>, Abe<sup>107</sup> & Kellie<sup>108</sup> Francis, Nona James<sup>109</sup>, Adrienne Kendall<sup>110</sup> and many others told us about the benefits to them from being RVA and/or homestay hosts. These benefits included helping with the cost of building or buying their own homes (or holiday homes) in the District's expensive property market; enabling them to have a reasonable income without working multiple jobs; enabling them to work from home when they have young children; and allowing them to afford to rent in the District and live close to family. We heard from numerous submitters that the opportunity to be an RVA or homestay host was significant economic and social benefit to them, in a District where the cost of living and property values are high and many jobs are low-wage positions. We accept that these economic and social benefits are important for a substantial number of RVA and/or homestay hosts and that their loss, as a result of increased restrictions on RVA and/or homestay opportunities, would be significant for many District residents. The great majority of hosts who spoke to us stressed that they would not rent their properties long term, if they did not undertake short-term visitor hosting, although some told us about properties where, over

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<sup>102</sup> B Farrell, EIC, paragraphs 11-16 and Summary of Evidence

<sup>103</sup> B Farrell, Summary of evidence

<sup>104</sup> Submission 2662

<sup>105</sup> Submission 2048

<sup>106</sup> Submission 2345

<sup>107</sup> Submission 2115

<sup>108</sup> Submission 2166

<sup>109</sup> Submission 2238, in her tabled statement

<sup>110</sup> Submission 2396 in her tabled email statement

time, use has changed between long term occupancy, short term hosting or family holiday home use.

50. We also heard from some submitters who had experienced adverse changes to their residential amenity as a result of RVA use of neighbouring properties. As an example, Heidi Ross<sup>111</sup> provided us with detailed information and photographs of intensive RVA and/or homestay use of 2 residential units adjoining her property on a private lane in a residential neighbourhood. She described unacceptable noise (including late at night), access blockages, property and driveway damage, and general intrusion and disturbance from repeatedly-changing, large groups of visitors staying at the units. Ms Ross provided us with details of her attempts to engage with the property manager, owner and the Council over her concerns with the RVA use, which she considered to be insufficiently managed, with controls not enforced by the Council. Members of the Wakatipu Youth Trust, Young Changemakers<sup>112</sup> spoke about over-crowding and parking problems along residential streets, and new people coming and going in their neighbourhoods every few days, as a result of increased RVA. Other submitters<sup>113</sup> referred to locations where multiple houses in a local residential street are used as RVA, with buses dropping off groups of visitors at several houses on a daily changing basis, and associated loss of residential amenity and cohesion for the remaining residents. The submission from Nona James<sup>114</sup> also detailed ongoing late night disruptions and loss of privacy from guests at RVA adjoining her property.
51. Amongst the many individual RVA / homestay hosts that took the time to present to the Panel, very few took the view that RVA use of residential properties should be permitted in a completely unrestrained manner, in any location or year-round. Most<sup>115</sup> were clear that not every location may be suitable for RVA use; specific conditions may need to be applied in different circumstances; case-by-case consideration is needed as the scale and intensity of use, and the nature of their location, varies in terms of potential for adverse effects; and cumulative effects on a neighbourhood would need to be considered. The need to manage noise and parking effects were mentioned the most often, as well as cumulative effects on neighbourhood amenity and cohesion. This was consistent with the planning evidence from Ms Bowbyes, Mr Chrisp and Mr Farrell.
52. In considering this issue, we start by accepting the position of all parties that, in principle, the provisions of the variation that seek to manage adverse effects associated with RVA and homestays fall within the Council's functions under section 31, and that adverse effects on housing affordability and availability of long term rental accommodation can be considered in the context of Part 2 of the Act (under section 5), assuming there are such adverse effects. No matters under section 6 of the Act were brought to our attention as being relevant to our consideration of this matter. In terms of section 7 of the Act, Ms Bowbyes<sup>116</sup> stated that sub-sections b, c and f are directly relevant to the visitor accommodation provisions. We agree that matters of efficient use of resources (b), amenity values (c), and quality of the environment (f) are integral to our consideration of these matters.
53. Before we address consistency with the higher order statutory documents and requirements, we consider whether or not there are adverse effects of RVA and homestays which differ from

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<sup>111</sup> Submission 2371

<sup>112</sup> Submission 2495

<sup>113</sup> Submission 2001, as an example

<sup>114</sup> Submission 2238

<sup>115</sup> Examples include Submissions 2001, 2057, 2138 & 2233

<sup>116</sup> A Bowbyes, EIC, paragraphs 5.9-5.10

those of residential activities and which, subject to our evaluation under section 32AA, warrant consideration of appropriate controls through the PDP.

## **2.2 Effects from Homestays**

54. With respect to the effects of homestays, we received little in the way of contested evidence. The Council supported homestays being permitted to operate throughout a year, with limitations on the number of guests per night (depending on the zone) and on the generation of heavy vehicle movements. As homestays are defined to require concurrent occupancy of the residential unit (including a residential flat) as a residential activity (defined to be permanent residential accommodation<sup>117</sup>), there is little significant potential for adverse effects on availability of housing for long term occupancy<sup>118</sup>. Each residential site used for a homestay would continue to be occupied as a residential unit, providing the contribution to residential cohesion that is anticipated in the District's low and medium density residential zones<sup>119</sup>.
55. In terms of potential for adverse effects of homestays on residential amenity, we consider that, for the most part, they would be indistinguishable from the effects of the associated residential use. However, we heard evidence of residential units being used as homestays with minimal residential occupancy and maximum use by short-stay guests<sup>120</sup>. If large-scale and with high occupancy levels, we accept that homestays can result in adverse effects for neighbours, as a result of noise; traffic; access and parking difficulties; general intrusion and disturbance from repeatedly-changing, large groups of visitors, and associated service providers, coming and going throughout the year. We accept that this could result in adverse effects on residential amenity that are greater than those anticipated from residential activity, even in this District where residential activity includes medium-term rental accommodation for seasonal residents and those on working holiday visas (≥90 nights) and non-commercial use of holiday homes. However, we agree with the evidence from Mr Chrisp, Mr Farrell and Ms Bowbyes that this potential for adverse effects is able to be effectively managed by standards and consent processes within the PDP. With appropriate and effective controls, we consider the effects of homestays can be managed such that they would be indistinguishable from residential activity and can similarly be provided for as permitted activities (with consents required where standards are not complied with). We return to our consideration of the particular standards and consent requirements later in this Report.

## **2.3 Effects from Residential Visitor Accommodation**

56. With respect to the effects of RVA, we found the situation to be more complex.
57. RVA does not require concurrent occupancy by the residents of the residential unit (or residential flat) used for RVA. However, we note that the residential unit must continue to be a residential activity<sup>121</sup> (and, therefore, must continue to be used by someone as their

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<sup>117</sup> For the purposes of the definition, residential activity includes non-commercial use of holiday homes

<sup>118</sup> We received submissions from Alastair McIlwrick on behalf of Relax it's Done Limited (Submission 2662) that the use of spare bedrooms and "granny flats" for homestays has removed a traditional source of medium-long term rental accommodation. However, we received no data or conclusive evidence on this matter. It was Ms Bowbyes' evidence, in response, that homestays are not likely to have significant effects on the availability of accommodation for tenants and workers.

<sup>119</sup> In this Report, where we refer to low and medium density residential zones, we are referring to the LDSRZ, MDRZ, ARHMZ and LLRZ

<sup>120</sup> For example, the evidence Ms Heidi Ross (Submission 2371) presented at the hearing, and the submission from Ms Nona James (Submission 2238)

<sup>121</sup> In accordance with the definition of "residential unit"

permanent residential accommodation or holiday home, even if only occasionally). Our interpretation of the definitions is that a residential unit that is never used as permanent residential accommodation or as a holiday home would not come within the definition of RVA but rather would be “visitor accommodation”.

58. With RVA, short-term guests can come and go on a repeatedly changing basis, with no on-site residential activity required at the same time. We accept the evidence of Ms Bowbyes and Mr Chrisp (and other submitters) that this has the potential to adversely affect residential cohesion, which we acknowledge is an integral part of residential amenity. It was put to us that this lack of residential cohesion is no different from the effect of the many largely-unoccupied holiday homes throughout the District’s residential areas. However, we accept the evidence from Mr Chrisp that most holiday home owners come and go regularly throughout their years of property ownership; and in low and medium density residential zones, they get to know their neighbours and catch up when in residence. In this District, holiday homes are an expected part of residential areas. Neighbourliness between permanent residents and holiday owners provides an anticipated level of residential cohesion, which is not provided by properties rented short-term as RVA where there is little or no regular residential occupancy. It was also put to us that medium-term rental accommodation for seasonal, or annual, residents ( $\geq 90$  nights), which is a feature of the District’s accommodation market, does not provide residential cohesion for a neighbourhood. However, we accept that a plan may seek to distinguish between visitors and short-term residents (for the purposes of managing effects from their accommodation), and that the 90 night threshold in the ODP and PDP is a reasonable basis for identifying the point at which the occupants form part of a local community.
59. Whether or not a lack of residential cohesion is an adverse effect for a particular neighbourhood will depend on factors such as the frequency of short-term RVA use; whether there is also permanent occupancy of the property from time to time (such as through holiday home use); the location of the property relative to neighbours; and cumulative effects on the neighbourhood. We consider potential adverse effects on residential cohesion can be effectively managed through appropriate standards and consent processes, which we will return to later in this Report.
60. In terms of potential for adverse effects of RVA on other aspects of residential amenity, as with homestays, we found the evidence from submitters to be compelling and generally consistent with the evidence from the expert planners. We accept that, if RVA use of residential properties was permitted in an unrestrained manner, at any scale and frequency, in any location or year-round, there would be potential for adverse effects for neighbours, as a result of noise; traffic; access and parking difficulties; general intrusion and disturbance from repeatedly-changing groups of visitors, and associated service providers, coming and going throughout the year. We accept that this could result in adverse effects on residential amenity that are greater than those anticipated from residential activity. As many submitters acknowledged, and consistent with the planning evidence from Mr Chrisp, Mr Farrell and Ms Bowbyes, we agree that case-by-case consideration is needed as to the scale and intensity of particular RVA activities and the nature of their locations, site-specific effects-management conditions may need to be applied, and cumulative effects considered. However, we consider the potential for adverse effects of RVA on residential amenity can be effectively managed through appropriate standards and consent processes, which we will return to later in this Report.

61. We turn now to the contested matter of whether or not the use of residential units (and flats) for RVA is likely to result in adverse effects on the affordability and availability of housing for long term rental accommodation.
62. We firstly consider the evidence of Mr Heyes, who was the only expert economist to give evidence to us. In the face of criticism from several parties, including the evidence of Mr Thomas, and questioning from the Panel, Mr Heyes maintained his position that, despite the limitations in the data available to him (and his inability to fully analyse the issue<sup>122</sup> or quantify his conclusions), the growth of RVA in the District has likely had a negative impact on the affordability and capacity of the long term rental market. He acknowledged there are a mix of factors in this District that contribute to difficulties with long term rental capacity and affordability, but he continued to hold the firm opinion that, in the short term at least, RVA was likely to be an exacerbating factor, alongside the strong population and housing growth.
63. We note the following limitations identified in Mr Heyes’ analysis (and his responses to those):
- Mr Heyes acknowledged<sup>123</sup> there is insufficient information to determine exactly how many RVA listed properties have been taken out of long term rental stock, because the personal circumstances and desires of the owners are unknown. In order to estimate this, he used data from AirDNA to identify houses listed on Airbnb that are available for short-term rental for at least 90% of the year. This was criticised, including by Mr Thomas, for not being a reliable way of distinguishing between homes booked out for personal use by the owners and those booked by paying guests, resulting in over-inflation of the number of properties available for RVA year-round. Mr Heyes, in response, stated that he was aware of the limitations of this data, but had taken a conservative approach to the use of this information and that his conclusions stand, even if the number of houses available for RVA year-round was half of that he had estimated using the AirDNA data<sup>124</sup>.
  - He examined listings on Airbnb and other platforms to estimate the growth of the RVA sector as a whole over recent years. Mr Thomas considered this under-estimated the extent to which many Airbnb listings were houses that had historically been listed, or advertised, elsewhere for RVA. Mr Heyes acknowledged this possibility and that he was unable to quantify the growth in Airbnb’s share of the District’s RVA market. However, he made the assumption that it was unlikely that a host would move from another holiday-home booking website to Airbnb, but would maintain duplicate listings. He maintained his overall conclusion that Airbnb has been the driver of rapid RVA growth in the District<sup>125</sup> and that any over-estimation of this (as a result of data limitations) would have to be considerable for his opinion to change.
  - Mr Heyes<sup>126</sup> based his conclusions regarding the size of the long term rental housing stock on an assessment of bond lodgement numbers for rental properties in the District, as he was unaware of any more direct information about the number of such properties. He acknowledged that a cautious approach is required to this data as bond lodgement numbers may reflect changes in other factors, however, he concluded this information “indicates” that the stock of rental properties has not grown in size in recent years, which he stated will have put pressure on rental prices<sup>127</sup>.

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<sup>122</sup> R Heyes, EIC, paragraph 10.3

<sup>123</sup> R Heyes, RIC, paragraph 10.7

<sup>124</sup> R Heyes, Rebuttal evidence, paragraph 3.8

<sup>125</sup> R Heyes, Rebuttal evidence, paragraphs 3.10-3.15 & 4.2-4.4

<sup>126</sup> R Heyes, EIC, paragraphs 9.12-9.13

<sup>127</sup> R Heyes, EIC, paragraph 10.2(c)

- He provided a comparison<sup>128</sup> between earnings from short-term (Airbnb) and long term rental. Although he acknowledged that the two earnings figures he used are not strictly comparable, he concluded that the per-night earnings of Airbnb properties are much higher than those of long term rental properties. Mr Heyes noted that RVA properties will have additional costs, such as cleaners, but the amount of these costs was not included. He concluded that PDP constraints on the extent to which a property can be used for RVA may result in a number of RVA properties being released back into the long-term rental market, but he was unable to quantify the likelihood of this.
64. We were able to ascertain some further information from other submitters and sources, that assisted by giving context to these matters.
65. The legal submissions from Bookabach and Bachcare referred us to the outcome of surveys these companies have undertaken, attached to their submissions (Appendix C). A Bachcare owner survey of Queenstown Lakes holiday home owners indicated that only 3% of owners would be likely to put their home into long term rental and 5% would be likely to sell their properties, if they could only rent their homes for a maximum of 28 nights per year (as per the notified variation). The remainder would continue with limited short term rental and/or leave the property vacant when not being used by the owners. Whilst we treat this information with some caution, as it was not put to us in evidence, it is consistent with the evidence we received directly from the great majority of hosts who spoke to us<sup>129</sup>, who stated they would not consider long term rental as an alternative to RVA<sup>130</sup>.
66. The evidence from the directors of the Luxury Accommodation Providers was that the properties they manage are high-value holiday homes, maintained to a very high standard both for guests and home owners; that the owners wish to use them for their personal use during the year; and they would not be available for long term rental<sup>131</sup>. Similarly, the properties managed by Mr McIlwrick of Relax it's Done<sup>132</sup> are holiday homes and will never be part of the long term rental market.
67. The Council provided us with a copy of their recently prepared HDCA (required under the NPS-UDC).<sup>133</sup> We were surprised this useful resource was not more widely referred to in the Council's evidence. The HDCA analyses the main components of the District's housing market, divided into: resident households (property owners and long-term renters); and absentee owners from other parts of New Zealand and from overseas (who own houses either as holiday homes and/or investment properties). This report analyses recent population and household growth and current structure, and estimates projections of housing demand to 2046.
68. The base data used in the HDCA is mostly from 2016, so was difficult to compare with that used by Mr Heyes. However, the HDCA informed us that:
- holiday homes account for a large share of the housing estate (23-25%) and are characterised by relatively high value dwellings<sup>134</sup>;

<sup>128</sup> R Heyes, EIC, paragraphs 10.14-10.17

<sup>129</sup> We refer also to the tabled statement from Nona James (Submission 2238)

<sup>130</sup> For example, Judy Bryant (Submission 2057); Andi Delis (Submission 2174); Jill Gardiner (Submission 2406); Amanda Murray (Submission 2354);

<sup>131</sup> M Harris, EIC, paragraph 23; and L Hayden, EIC, paragraph 8

<sup>132</sup> Submission 2662

<sup>133</sup> Housing Development Capacity Assessment, 2017. Prepared for Queenstown Lakes District Council, by m.e. consulting. Draft Final (Ref. QLDC002.17)

<sup>134</sup> HDCA, page 95

- a significant proportion of the District’s residential properties are owned by absentee owners, either from other parts of New Zealand (34.5% of the total estate) or overseas (7.3%)<sup>135</sup>;
  - 41.8% of the occupied dwellings are rented (occupied by long term tenants)<sup>136</sup>;
  - many of the holiday homes also have an investment role, through short term visitor rental (one third is estimated)<sup>137</sup>;
  - an estimated 1,800 to 2,200 houses (that would otherwise usually be unoccupied) are occupied by short-term tenants on an average day<sup>138</sup>;
  - the urban environment accounts for 87% of owner-occupier dwellings, 74% of long-term rental dwellings; and 58% of holiday homes<sup>139</sup>.
69. In terms of total projected growth in housing demand, the HDCA estimates have included growth in demand by absentee owners for holiday and investment properties; and growth in demand for short-term dwelling rental by visitors (recognising the substantial overlap between these)<sup>140</sup>. The HDCA recognises that demand for absentee owners’ holiday and investment dwellings has a range of drivers, including the relative attractiveness of the District as a place for both holidays and investment, and the potential to rent dwellings on a short-term basis (visitors) or long-term basis (residents). Demand in the District is also influenced by population growth and economic conditions in other areas of New Zealand and in overseas markets. These drivers have been taken into account in the HDCA when coming to its estimates of projected housing demand, by way of low, medium and high growth scenarios for each of the components of the District’s housing market, including for long-term rentals.
70. The HDCA concludes<sup>141</sup> that the land zoned for residential use in the PDP is able to meet the NPS-UDC requirements in terms of total capacity for housing growth, through a range of dwelling types and locations. This is expected to meet the housing requirements of the majority of the future District population. A shortfall in lower value / affordable dwellings is indicated, although the shortfall is relatively small in the short and medium-terms<sup>142</sup>. Specific effort and initiatives to make development of such dwellings feasible are recommended, in addition to the broad-brush mechanisms like zoning and development controls in the PDP. Amongst those mechanisms, restrictions on residential visitor accommodation (to maintain capacity for permanent accommodation and long term rental) are briefly mentioned in the Executive Summary of the HDCA, however, there is no analysis in the HDCA report of the extent to which this is needed or would be effective.
71. We have also had regard to the information provided in the Council’s Section 32 Report on the notified variation, and Ms Bowbyes section 32AA evaluations<sup>143</sup> for the changes she has recommended to the variation. The Section 32 Report’s evaluation of the relationship between RVA and housing availability was based on a report prepared for the Council by Infometrics<sup>144</sup>. This report also formed the basis of Mr Heyes’ evidence that we have already

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<sup>135</sup> HDCA, pages 96-97

<sup>136</sup> HDCA, page 96

<sup>137</sup> HDCA, page 97

<sup>138</sup> HDCA, page 110

<sup>139</sup> HDCA, page 5

<sup>140</sup> HDCA, Section 3.4

<sup>141</sup> HDCA, Section 6.8

<sup>142</sup> HDCA, page 243

<sup>143</sup> A Bowbyes, EIC, Appendix 4

<sup>144</sup> Infometrics, Measuring the scale and scope of Airbnb in Queenstown-Lakes District. Prepared for Queenstown Lakes District Council, November 2017

addressed. The Section 32 Report acknowledged, as did the Council to us, that there is insufficient evidence to confirm a direct causative relationship between the growth of RVA and the District's high rental and property prices. However, it went on to state it is reasonable to assume the growth of RVA is a contributing factor to the District's affordability challenge. In its evaluation of the costs and benefits of the notified RVA rules, the Section 32 Report stated that the proposed restrictions on RVA in low and medium density residential zones may result in the return of residential units to long-term accommodation, generating additional supply and reducing the value of property, land and rental prices. Ms Bowbyes section 32AA evaluation stated, as a cost from her recommended easing of these restrictions, that a greater number of houses may be used exclusively for RVA rather than being available for residential accommodation. We have discussed the data limitations and assumptions around these conclusions earlier in this report.

72. No party asked us to draw a causal link between RVA and housing affordability in the District. Having considered all the information provided to us, we generally accept the evidence of Mr Heyes that the use of residential units for RVA may have an effect on the availability of housing for long term rental, at least in the short term. However, the evidence for this is not conclusive, and the limitations of his data and analysis (outlined above) mean it is difficult to draw any stronger conclusion. If there is an effect, the Panel<sup>145</sup> considers it would be small, and a marginal influence on the overall problem of long term rental housing availability and affordability in the District. Our conclusions on this matter are supported by evidence, which we accept, from submitters that only a small minority of RVA hosts would transfer their home into the long term rental market. We find the conclusions from the HDCA point overall to sufficient zoned land capacity to meet the District's long term housing needs, and a much more complex situation underpinning the shortage of lower value / affordable housing in the District.
73. The evidence before us points to a combination of factors, specific to this District, that together contribute to the problem of long term rental availability and affordability. The District has a fast growing economy with rapid growth in tourist numbers<sup>146</sup>, population, and the number of new houses, over the last two decades<sup>147</sup>. Much of the District's housing estate has been developed in the last 25 years<sup>148</sup>. Accordingly, the District has a low proportion of older housing stock, a high proportion of holiday homes<sup>149</sup>, relatively high property values<sup>150</sup>, and limited properties suitable for long term rental. The District has some of the least affordable housing in the country<sup>151</sup>. Median house prices have been at or greater than those in Auckland for at least 2 decades<sup>152</sup>, and mean rents have been close to, or exceeding, those in Auckland during several periods over this same timeframe<sup>153</sup>, in a District with lower average annual and weekly earnings. For the significant proportion of house purchasers in the District

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<sup>145</sup> Commissioner Nixon's opinion on this matter differed from that of the other Panel members. He considered the effect on the availability of housing for long term rental from the use of residential units for RVA is likely to be greater than as expressed here (small and a marginal influence on the overall problem). However, he did not consider the likely effect would be sufficiently large to change the Panel's overall conclusions and recommended provisions in this Report, which Commissioner Nixon supports.

<sup>146</sup> R Heyes, EIC, paragraph 3.8

<sup>147</sup> HDCA, pages 98-102 & 146

<sup>148</sup> HDCA, page 127

<sup>149</sup> HDCA, pages 95, 121 & 146

<sup>150</sup> HDCA, page 146 & 264

<sup>151</sup> R Heyes, EIC, paragraphs 9.1-9.5

<sup>152</sup> R Heyes, EIC, Figure 7

<sup>153</sup> R Heyes, EIC, Figure 7



who are purchasing investment and/or holiday homes, affordability is not a matter for concern<sup>154</sup>. There is some indication that housing supply in the District has lagged behind demand, especially in terms of affordable dwellings for lower and middle-income households<sup>155</sup>. However, we do not find the evidence points to rental availability and affordability being a new problem corresponding to recent growth of RVA.

74. The evidence from Mr Heyes<sup>156</sup> is that there is a range of methods and measures sitting outside the Resource Management Act, that may assist to manage housing and long term rental affordability<sup>157</sup>. He referred us to existing initiatives, such as the Queenstown-Lakes Housing Accord, Special Housing Areas, Housing New Zealand housing, Council and community ownership and management of affordable housing, Kiwibuild, KiwiSaver Home Start Grant, amongst other funding initiatives. This is supported by the conclusions of the HDCA that specific effort and initiatives will be required to make development of affordable dwellings feasible. The HDCA refers<sup>158</sup> to the potential for KiwiBuild or other interventions to improve housing affordability in the District's market, the initiatives of the Queenstown Lakes Community Trust, and the range of recommendations from the Mayoral Housing Affordability Taskforce set up to investigate new ways of addressing housing availability and affordability in the District.
75. On the basis of the above considerations, although we accept that the use of residential units for RVA may have an effect on the availability of long term rental housing, at least in the short term, we consider this effect would be small and a marginal influence on the District's overall problem of long term rental housing availability and affordability<sup>159</sup>. We consider this problem is driven by a much wider combination of factors specific to this District, which require more targeted focus and initiatives. We do not consider that restricting RVA through the PDP (and, thereby, restricting its benefits) would be an effective or efficient way to address this issue.

#### **2.4 National Policy Statement on Urban Development Capacity**

76. With the Council's clarification regarding Ms Bowbyes' evidence, no party claimed that the variation is necessary to give effect to the NPS-UDC. It was Ms McLeod's evidence for Airbnb that the provisions of the variation are inconsistent with Policies PA3(a) and (b) of the NPS-UDC<sup>160</sup>, whereas it was the Council's position<sup>161</sup> that the variation is one component of many plan provisions that aim to assist (directly or indirectly) the PDP to give effect to, and implement, the NPS-UDC, in particular its Policies PA1 and PA3.
77. From our consideration of the evidence, and our reading of the NPS-UDC, we understand the primary emphasis of the NPS is to ensure that sufficient housing and business development capacity is provided<sup>162</sup>. This requires sufficient zoned (with suitable standards, etc.) and serviced land for both housing and business development for there to be enough capacity to meet the demands for different housing and business types and locations (and different

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<sup>154</sup> HDCA, page 127

<sup>155</sup> HDCA, page 122

<sup>156</sup> Memorandum of Counsel for Queenstown Lakes District Council providing expert witness responses to issues raised during the hearing, Hearing Stream 15 – Visitor Accommodation, 14 September 2018, section 10

<sup>157</sup> Noting here that Mr Heyes maintained his position that these sit alongside the Council's recommended RVA and homestay provisions.

<sup>158</sup> HDCA, pages 244-245

<sup>159</sup> Refer to footnote above for Commissioner Nixon's opinion on this matter.

<sup>160</sup> A McLeod, EIC, paragraph 6.23

<sup>161</sup> A Bowbyes, EIC, paragraphs 5.23-5.32; and Rebuttal evidence, paragraph 7.5

<sup>162</sup> NPS-UDC, National Significance, page 9

housing price points)<sup>163</sup>. Restricting RVA within residentially zoned land may assist with providing capacity for residential activities, rather than short-term letting (although, as we have discussed above, we do not consider this will be significant). We consider that RVA controls are not necessary to implement the NPS policies. It is the role of the housing and business development capacity assessment to estimate the additional development capacity needed<sup>164</sup>, and of the future development strategy to demonstrate how sufficient, feasible capacity will be provided<sup>165</sup>. We agree with Ms Bowbyes that there will be many PDP provisions (and actions outside the PDP) that assist the Council to ensure sufficient development capacity is provided for, including ensuring that the PDP provides for sufficient, suitably zoned, housing and business land. We understand from the Council’s PDP Stage 1 decision that this is the case<sup>166</sup>.

78. We accept there are wider section 5 matters to be provided for when considering development capacity under the NPS, as well as the requirement in Policy PA3a) to provide for choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations and places to locate businesses<sup>167</sup>. However, we agree with Mr Farrell that the NPS-UDC does not express any primacy for housing over business capacity provision. We also note the requirement in Policy PA3c) to have particular regard to limiting as much as possible adverse impacts on the competitive operation of land and development markets. Having regard to these broad policies of the NPS-UDC, we generally agree with Ms Bowbyes<sup>168</sup>, that the provisions of the variation need to strike a balance between providing flexible opportunities for visitor accommodation in residential units (to satisfy the demand for that choice of accommodation) and providing sufficient capacity for a choice of residential housing types in suitable locations. If the variation does not achieve this, then we would agree with Ms McLeod that it would be inconsistent with Policy PA3, but if it does then the variation will assist in giving effect to the NPS. With the amendments to the variation we recommend later in this Report, we conclude that the variation will strike this balance and, within its limited focus, will give effect to the NPS-UDC.

## 2.5 Otago Regional Policy Statement

79. In relation to the Proposed RPS, we note first that the provisions at issue have been made operative by the Regional Council as from 14 January 2019<sup>169</sup>, and the PDP must therefore give effect to them. We generally accept the evidence of Ms Bowbyes that the variation would give effect to the objectives and policies relating to urban growth and development (Objective 4.5 and Policy 4.5.1), commercial activities (Policy 5.3.3) and tourism (Policy 5.3.6). Ms McLeod disagreed<sup>170</sup> with Ms Bowbyes, stating that the variation is not appropriate to give effect to Objective 4.5 and Policy 4.5.1, as RVA does not compromise housing capacity and makes efficient use of housing stock. We are recommending amendments to the variation which provide greater flexibility for establishment of RVA and homestays in residential areas than the provisions supported by Ms Bowbyes. With these amendments, we consider the variation will give effect to the above objective and policies. With respect to Chapter 1

<sup>163</sup> NPS-UDC, Policies PA1 and PA3, and definitions of “sufficient” and “demand”

<sup>164</sup> NPS-UDC, Policy PB4

<sup>165</sup> NPS-UDC, Policy PC12

<sup>166</sup> Report 17-01, Section 3

<sup>167</sup> NPS-UDC, Policy PA3

<sup>168</sup> A Bowbyes, EIC, paragraph 5.29

<sup>169</sup> Memorandum of Counsel for Queenstown Lakes District Council Regarding the Otago Regional Policy Statement, dated 7 January 2019

<sup>170</sup> Ay McLeod, EIC, paragraphs 9.6-9.7

(relating to economic, social cultural wellbeing), Ms McLeod disagreed<sup>171</sup> with Ms Bowbyes that the variation would give effect to Objective 1.1 and Policy 1.1.1, stating that it would frustrate, or limit, their achievement. Having considered evidence from the range of submitters, we were concerned at the extent to which the variation, as supported by the Council, would limit the ability of residents, property owners and visitors to the District to gain economic and social wellbeing from the provision and use of RVA and homestays in residential areas. With the amendments we are recommending to the variation, we are now satisfied that the variation will give effect to Objective 1.1 and Policy 1.1.1 of the Partially Operative RPS 2019.

## **2.6 Strategic Direction Chapters of PDP**

80. With respect to Chapter 3 Strategic Direction and Chapter 4 Urban Development, which are to be implemented by the variation's policies and rules, we agree with Ms McLeod that the policies of Chapter 4 are not relevant to our consideration of this variation. The Strategic Objectives emphasise the *"significant economic benefits of well designed and appropriately located visitor industry facilities and services ... across the District"* (3.2.1.1); *"diversification of the District's economic base"* (3.2.1.6) and *"diversification of land use in rural areas"* (3.2.1.8). They also seek *"access to housing that is more affordable for residents to live in"* (3.2.2.1 f.) and *"residents and communities are able to provide for their social, cultural and economic wellbeing and their health and safety"* (3.2.6). In relation to the Visitor Industry, the specific policy (3.3.1) refers to making *"provision for the visitor industry to maintain and enhance attractions, facilities and services ... within the District's urban areas and settlements at locations where this is consistent with objectives and policies for the relevant zone"*. We agree with Ms McLeod and Mr Chrisp that the Strategic Objectives and Policies would be implemented through PDP provisions that generally enable the benefits to the District from RVA and homestays, and that restrictions are not necessary to implement this higher order PDP direction, except where the effects would be inconsistent with the outcomes sought for a zone. As we have concluded above, we consider that the potential for adverse effects on residential amenity from RVA and homestays do require management but that this can be effectively achieved through appropriate standards and consent processes for each zone.

## **3. MANAGING EFFECTS OF HOMESTAYS AND RVA**

### **3.1 Low and Medium Density Residential Zones**

#### *3.1.1 Approach Taken*

81. Most of the evidence presented to us related to the provisions for homestays and RVA in the low and medium density residential zones. These submitters were concerned about the scale at which resource consents would be required for RVA and homestays, and the activity status for such consents (i.e. how difficult they would be to obtain). Although we will address submissions on the specific provisions for these (and other) zones later in this Report, we consider it is appropriate to consider this matter generally at the outset rather than through a piecemeal approach, rule by rule. Accordingly, we address this broad matter first, having regard to all relevant submissions and further submissions.

#### *3.1.2 Homestays -Maximum Number of Guests per Night*

82. The submissions from Airbnb<sup>172</sup> and Fiskens & Associates<sup>173</sup> sought, in conjunction with other changes, that the standards for Homestays are deleted. A group of proforma submissions

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<sup>171</sup> A McLeod, EIC, paragraphs 9.5 & 9.11

<sup>172</sup> Submission 2390

<sup>173</sup> Submission 2372, as well as Submission 2375

identified by Ms Bowbyes<sup>174</sup> opposed the definition of homestay and sought that any primary place of residence or family holiday home / bach should be able to be used as a homestay, without restriction or the need for resource consent. These submissions stated that limiting the number of paying guests to no more than 5 per night is an overly restrictive standard, would be difficult to comply with and enforce, and would unfairly punish families. Meg Taylor<sup>175</sup> and Heather Juergensen<sup>176</sup> sought that the number of guests accommodated within a homestay at any one time should be increased from 5 (as notified) to 6. Campbell Bevan<sup>177</sup> sought that homestays be limited to 3 guests at any one time. In terms of the activity status for non-compliance the standards, Bookabach and Bachcare asked that the notified non-complying activity status be changed to restricted discretionary activity status.

83. During the course of the hearing, we received evidence from residents who operate homestays in their homes or who had experience with homestays operating in the vicinity of their homes<sup>178</sup>. We also received evidence relating to homestays from Ms Bowbyes on behalf of the Council, and from the witnesses for Airbnb, Bookabach and Bachcare.
84. We have addressed the evidence from Airbnb earlier in this report. We concluded there is potential for adverse effects on residential amenity from homestay activity, but this is able to be effectively managed by standards within the PDP. With appropriate and effective standards, we consider the effects of homestays can be managed as permitted activities.
85. Ms Bowbyes<sup>179</sup> relied on the submission from Campbell Bevan to recommend reducing the permitted scale of homestays to 3 guests at any one time. She stated that the notified 5 guest limit (with unlimited nights' occupation) may result in significant adverse effects in the zones where a high level of residential amenity is sought. She agreed with Campbell Bevan that 5 guests would impact on residential amenity, although she acknowledged it is unlikely that a homestay would operate at full capacity at all times. However, Ms Bowbyes did not present us with any specific information regarding existing problems or complaints as a result of adverse effects of homestay activities, despite the ODP allowing registered homestays to accommodate 5 guests as a permitted activity.
86. With respect to activity status for non-compliance with the standards for homestays, the evidence from Mr Chrisp<sup>180</sup>, for Bookabach and Bachcare, was that where performance standards are unable to be complied with, the identified issues are readily expressed as matters of discretion and assessment criteria. He stated that they relate to aspects of amenity that are well understood and described through the objectives and policies, indicating that they can be assess on a restricted discretionary activity basis. The Panel asked Ms Bowbyes to respond to this matter through our Minute of 12 September. In her response<sup>181</sup>, she

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<sup>174</sup> 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

<sup>175</sup> Submission 2039

<sup>176</sup> Submission 2573

<sup>177</sup> Submission 2521

<sup>178</sup> For example: Ella Hardman (Submission 2048); Andi Delis (Submission 2174); Katie Francis (Submission 2166) and Heidi Ross (Submission 2371)

<sup>179</sup> A Bowbyes, EIC, paragraph 11.22

<sup>180</sup> M Chrisp, EIC, paragraph 6.13

<sup>181</sup> Memorandum of Counsel for Queenstown Lakes District Council providing expert witness responses to issues raised during the hearing, Hearing Stream 15 – Visitor Accommodation, 14 September 2018, section 5

accepted that homestays do not have the same impact as RVA and that adverse effects created by homestays are more likely to be effectively monitored and managed due to residents being on the site. She agreed that non-complying activity status for breaches of homestay standards would be onerous, and recommended amendment to restricted discretionary activity status. She provided matters of discretion she considered would be appropriate. However, we note that the variation provisions attached to Ms Bowbyes' Reply evidence did not make this change and continued to show non-complying activity status for non-compliance with homestay standards. We assume that this was an oversight.

87. The Section 32 Report prepared by the Council for the notified variation, supported a limit of 5 paying guests, but provided no evaluation of its costs and benefits (presumably because no change was proposed from the ODP). In relation to activity status, the Section 32 Report supported the introduction of non-complying activity status, but recognised that this may impose significant costs for those wishing to obtain resource consents to operate beyond the permitted standards, and would act as an effective disincentive to consent applications. There was, however, no discussion of the efficiency of these costs in the context of homestays. Ms Bowbyes' section 32AA evaluation<sup>182</sup> considered her recommended reduction to 3 guests as a permitted activity standard. This evaluation stated there would be positive outcomes in terms of the nature and scale of adverse effects on the residential amenity of neighbours and character and cohesion of residential localities, but with costs in terms of reduced benefits for hosts, reduced availability of accommodation for visitors, and additional resource consenting costs. It concluded the 3 guest limit would be more effective and efficient than 5 guests, setting a more realistic threshold for homestays in residential neighbourhoods. However, as with her evidence, the Section 32AA evaluation did not provide any supporting information or analysis for this conclusion.
88. We have considered the submissions and evidence. We are not satisfied that reducing the permitted scale of homestays in low and medium density residential zones from 5 paying guests at any one time (as notified) to 3 is the most appropriate way to achieve the objectives of the PDP. We have considered the objectives contained in the variation, as well as the strategic objectives and policies we have referred to previously. We consider that the costs of reduced diversity of accommodation options for visitors, reduced economic and social benefits for homestay hosts and associated service providers, and the additional resource consenting costs to exceed 3 guests, are not outweighed by the indeterminate benefits for residential amenity, given the lack of any clear evidence on this. We do not see any direction in the relevant objectives that would lead to rules that disincentivise the activity of homestays in low and medium density residential zones. We accept the evidence of Mr Chrisp and Ms Bowbyes that non-complying activity status for breaches of homestay standards would be unduly onerous. We are satisfied that potential adverse effects on residential amenity can be managed through restricted discretionary activity status with appropriate matters of discretion. On this basis, we recommend that the permitted activity threshold for homestays in the low and medium density residential zones remain at the notified level of 5 paying guests at any one time, with non-compliance being considered as a restricted discretionary activity. We will return to the other standards later in this Report.

### 3.1.3 Residential Visitor Accommodation - Maximum Number of Nights per Year

89. Most of the submissions on this matter, and the evidence before us, related to RVA. As we stated at the start of this Report, some submissions supported the variation<sup>183</sup>, and a large

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<sup>182</sup> A Bowbyes, EIC, Appendix 4

<sup>183</sup> For example, Chris Worth (Submission 2278) supported the reduction in commercial letting of non-occupied premises; Sean McLeod (Submission 2349) supported restrictions on the use of residential

number of submissions asked that the entire variation be rejected or withdrawn in its entirety. Many of these submissions focussed on the provisions for RVA. In particular, they expressed opposition to the change from the ODP in terms of the number of nights per year that RVA can operate as a permitted activity (from 90 in the ODP to 28 in the notified variation), and the status of applications to exceed that threshold (from discretionary in the ODP to non-complying activity in the notified variation). We accept Ms Bowbyes' summary of these submissions in her evidence in chief<sup>184</sup>.

90. Airbnb<sup>185</sup> sought there be no restrictions on RVA, and that hosts should be able to operate RVA, at any scale, without the need for a resource consent. We have addressed the evidence from Airbnb earlier in this report. We concluded there is potential for RVA to adversely affect residential cohesion, and residential amenity for neighbours, and that these potential adverse effects can be effectively managed through appropriate standards and consent processes. We also concluded that, although RVA may have an effect on the availability of long term rental housing, restricting RVA through the PDP would not be an effective or efficient way to address the District's problem of long term rental housing availability and affordability.
91. The group of proforma submissions identified by Ms Bowbyes<sup>186</sup> opposed the notified restriction on permitted RVA to a total of 28 nights per year. They stated that this is an extremely restrictive standard which will require the majority of Airbnb hosts to apply for a resource consent to let their houses or apartments and is difficult to comply with and enforce. Many submissions sought the retention of the 90 nights per year for RVA in the ODP. Others sought a variety of different thresholds for permitted RVA, for example: TradeMe<sup>187</sup> (60); Ella Hardman<sup>188</sup> (42 or 60); Rachael Walker<sup>189</sup> (70); John Wilkinson<sup>190</sup> (100); Mark Smith<sup>191</sup> (90 or 180); the Luxury Accommodation Providers<sup>192</sup> (120); and Ian Sawers<sup>193</sup> (200). In terms of the activity status for non-compliance with the standards, Bookabach and Bachcare, as well as other submitters, asked that the notified non-complying activity status be changed to restricted discretionary activity status. The pro-forma submissions also opposed the non-complying activity status for RVA not complying with the standards.
92. Having considered the views of the submitters, Ms Bowbyes recommended<sup>194</sup> increasing the number of permitted nights for RVA to 42 nights per year. She based this number on the number of nights the usual residents occupying the house could vacate the house during their annual leave and public holidays. In her opinion, this would ensure that the main use of the residential unit would be for residential activity, with the RVA being secondary. She considered that this limit would also achieve the goal of limiting adverse effects on residential amenity and residential cohesion. In her subsequent evidence, and in answer to the Panel's questions, Ms Bowbyes continued to hold her view that the permitted threshold for RVA

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properties for RVA and homestays, including supporting the 28 nights per annum limit; Chris Abel (Submission 2087) supported restricting short-term letting of whole residential buildings

184 A Bowbyes, EIC, paragraphs 9.1-9.46

185 Submission 2390

186 Refer to Footnote 173

187 Submission 2285

188 Submission 2048

189 Submission 2217

190 Submission 2089

191 Submission 2172

192 MajorDomo Limited, Submission 2592; Touch of Spice Limited, Submission 2600; NZSIR Luxury Rental Homes Limited, Submission 2598

193 Submission 2038

194 A Bowbyes, EIC, paragraph 9.82

should be 42 nights (lower than the ODP's 90 nights). She summarised by saying that it is not the intent of the variation to "stamp out" RVA, but to limit it to a greater extent than in the ODP and to introduce a regime that is more effective for monitoring and enforcement. In her view, the variation is intended to encourage RVA in low and medium density residential zones to be in conjunction with residential occupancy (either as permanent residents or as holiday homes) and to direct stand-alone RVA and VA to more appropriate zones, such as the high density residential zone.

93. At the hearing, we received evidence from numerous submitters giving their opinions as to the appropriate threshold for permitted RVA. As we noted above, many were happy with the 90 nights per year for permitted RVA in the ODP<sup>195</sup>, provided that resource consents to exceed that threshold were not too hard to get. Others were happy with Ms Bowbyes recommendation for 42 nights<sup>196</sup>, and some considered 90 nights too restrictive<sup>197</sup>.
94. In their combined presentation to the Panel, Bookabach and Bachcare confirmed their preferred approach<sup>198</sup> was the simpler method identified in their legal submissions from Ms Hartley<sup>199</sup> – permitted activity for registered RVA to 90 nights per year, with restricted discretionary beyond that. It was Ms Hartley's submissions that, at 90 nights of RVA use per year, the residential unit would still be predominantly used for a residential activity, and with specific, carefully worded matters of discretion, the effects of RVA beyond this threshold (including cumulative effects) can be controlled with restricted discretionary activity status. In relation to activity status for non-compliance with the threshold, Mr Chrisp held the same views for RVA as we have summarised above for homestays, that aspects of effects on residential amenity can be assessed on a restricted discretionary activity basis.
95. Mr Farrell<sup>200</sup>, for the Luxury Accommodation Providers, supported their submission for a threshold of 120 nights per year, but in "urban" zones he supported a controlled activity application up to this threshold, in order for standards to be able to be imposed relating to noise, parking, vehicle access and other site-specific operational management matters. Beyond 120 nights, he supported discretionary or restricted discretionary activity status, with a focus on assessment of effects on residential amenity values and residential cohesion. In answer to the Panel's questions, the representatives<sup>201</sup> of the Luxury Accommodation Providers stated that 120 nights was a "sweetspot" for their type of accommodation, which provides a good economic return to the owner and the property managers, covers the high costs involved, and suits the balance of use alongside owner use. It was their evidence that, on average, the houses they manage are used by the owners for about 1/3 of the year, rented for 1/3, and left empty for the remaining 1/3.

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<sup>195</sup> For example, Kaye Parker (Submission 2233); Andre Simon (Submission 2138); Judy Bryant (Submission 2057); Patrick Dodson (Submission 2053)

<sup>196</sup> For example, Ella Hardman (Submission 2048)

<sup>197</sup> For example, Andi Delis (Submission 2174); Jill Gardiner (Submission 2406); Amanda Murray (Submission 2345)

<sup>198</sup> Their submissions had requested a sub-zoning approach, with parts of the residential areas being identified as being primarily for residential use, and the balance having more liberal provision for RVA. The submitters pulled back from this approach in their verbal comments to the Panel at the hearing. We have not considered this aspect of their submission further in this Report and recommend their submissions on this approach, and the similar proforma submissions be rejected.

<sup>199</sup> Legal Submissions, paragraphs 2.8-2.10

<sup>200</sup> B Farrell, EiC, paragraph 27

<sup>201</sup> Lisa Hayden, Fiona Stevens, Charlotte Nevill and Jacqui Spice, on behalf of Touch of Spice (Submission 2600) and/or MajorDomo (Submission 2592); and Katie Scholes on behalf of NZSIR Luxury Rental Homes Limited (Submission 2598)

96. The Section 32 Report prepared by the Council for the notified variation, evaluated the permitted limit of 28 nights per year for RVA. It recognised that this may reduce the income obtained by RVA hosts and may compromise the financial position of those relying on this income; and may result in a loss of vibrancy and vitality from areas where fewer short term visitors are accommodated. In terms of benefits, the report stated that the frequency of visitor-derived adverse effects on amenity for neighbours may be reduced; some residential units may return to the general pool of accommodation available for long term residents and workers; and the conversion and construction of residential units for RVA would slow. As with homestays, the Section 32 Report identified that non-complying status to exceed the permitted RVA threshold may impose significant costs for those wishing to obtain consents, and would act as an effective disincentive to consent applications. Ms Bowbyes' section 32AA evaluation<sup>202</sup> considered her recommended increase to 42 nights. She evaluated that this increase would be more efficient and effective than the notified provisions, as it would allow occupants to let their home during their annual leave as well as public holidays, and would provide greater flexibility of accommodation options during peak periods; whilst "balancing" the need to restrict adverse impacts on house supply and residential cohesion.
97. We have considered the submissions and evidence, and are not satisfied that a threshold of 42 nights per year for permitted RVA in low and medium density residential zones (the Council's final position) is the most appropriate way to achieve the objectives of the PDP. We empathise with the statement from one submitter<sup>203</sup> who asked "what is the logic" behind any particular number of nights per year, and that it doesn't seem to be easy to find a clear "effects-basis" for any threshold. We agree there is an element of arbitrariness in any such threshold, but we have not been asked to consider any other basis for managing the scale and intensity of effects from RVA.
98. We have considered the objectives contained in the variation, as well as the strategic objectives and policies we have referred to previously. We have considered the benefits for visitors and the District as a whole of enabling a diversity of accommodation options for visitors, particularly at peak visitor times; and the economic and social benefits for homestay hosts and associated service providers. We have also considered the potential for social and environmental costs in terms of adverse effects on residential amenity for neighbours and loss of residential cohesion in a neighbourhood. However, we consider such adverse effects can be effectively managed through appropriate standards and consent processes. We do not see any direction in the relevant objectives that would lead to rules that disincentivise the activity of RVA in low and medium density residential zones, particularly as we have recommended rejecting the use of RVA controls through the PDP for addressing the District's issue with long term rental availability and affordability. We have not been persuaded, on the basis of any evidence before us, that the 90 night per year threshold in the ODP has resulted in problems relating to residential amenity or cohesion, that cannot be addressed through standards, consent processes and associated enforcement. We are satisfied on the evidence from the many RVA hosts who presented to us, that 90 nights enables viable RVA use, whilst being an appropriate starting point for considering RVA proposals that may or may not be suitable in terms of their nature, scale, intensity and location, and may need to be declined.
99. We have turned our minds to the enforcement difficulties raised by several parties in relation to the ODP provisions, and the difficulties of writing standards for permitted activities that capture the diversity of RVA situations.

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<sup>202</sup> A Bowbyes, EIC, Appendix 4

<sup>203</sup> Peter Howe (Submission 2429)



100. In terms of enforcement, Ms Bowbyes referred to the difficulties the Council currently faces with monitoring RVA under the ODP, where it is a permitted activity provided it is registered with the Council. It is very difficult for the Council to know whether an RVA is operating in a residential unit, and a huge task to check for all potential RVA's. Without this information, it is very difficult for the Council to enforce the standards the ODP requires permitted RVA to meet (i.e. the limit of 90 nights per year, one household of visitors, and a minimum stay of 3 consecutive nights). Several submitters told us that a major concern regarding RVA was the lack of Council enforcement of the ODP provisions. Heidi Ross<sup>204</sup> provided us with detailed information regarding her difficulties with getting the Council to monitor and enforce its rules regarding visitor accommodation on the site adjoining her house. We found Ms Ross to be a balanced and persuasive witness and we sympathise with her frustrations and the efforts that she has had to go to.
101. Ms Bowbyes<sup>205</sup> considered two options to address this enforcement difficulty – a resource consent trigger for all RVA, to provide the opportunity for resource consent compliance and monitoring processes; or a permitted activity standard requiring all RVA to be registered with the Council prior to their establishment (with requirements for record keeping). In her Reply evidence, Ms Bowbyes<sup>206</sup> considered providing for RVA as a controlled activity (rather than permitted with standards). She saw merits in this, as it would have the benefit of bringing all RVA activities onto the Council's 'radar', the opportunity for appropriate conditions to be applied<sup>207</sup>. However, she cautioned against applying this activity status for too many nights per year<sup>208</sup>, as it would provide limited scope to address effects on housing supply and residential cohesion (including cumulative effects).
102. Having considered the benefits and costs of controlled and permitted activity status for RVA, we recommend that RVA in the low and medium density residential zones be a controlled activity up to a maximum of 90 nights per year. We consider the additional costs of obtaining a controlled activity consent are outweighed by the benefits for record-keeping, monitoring, enforcement and the ability to impose specific conditions for the particular RVA use, site and neighbourhood. Conditions could be imposed relating to such matters as: the number of guests at any one time, guest management (e.g. in relation to noise, use of outdoor areas, parking and access), compliance with the building code (e.g. for smoke alarms), complaints, record-keeping and monitoring. A consent process would bring each RVA to the Council's attention (and on to its records) enabling the Council to check other requirements outside the PDP, such as health and safety requirements. The Council, if it wished, could levy an annual monitoring fee to cover the cost of regular checking of RVA's. It is possible that, as it cannot be declined, the security of obtaining a controlled activity consent may outweigh the insecurity of relying on existing use rights, and encourage existing RVA hosts to obtain a consent. Over time, the Council would be able to collect data regarding the nature, scale and prevalence of RVA use in these zones, to input into consideration of the wider question of long term rental availability and affordability. We consider controlled activity status would be an effective and efficient means of achieving the PDP's objectives and policies relating to

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<sup>204</sup> Submission 2371

<sup>205</sup> A Bowbyes, Rebuttal evidence, paragraph 7.13

<sup>206</sup> A Bowbyes, Reply evidence, paragraphs 3.23-3.26

<sup>207</sup> In her Rebuttal evidence, paragraph 7.13, Ms Bowbyes stated that there is scope for requiring resource consents for all residential visitor accommodation and homestays in Submission 2143 from the Wanaka Bed and Breakfast Association

<sup>208</sup> Ms Bowbyes was referring to the 120 night limit put forward by Mr Farrell, who supported the controlled activity approach

residential amenity and cohesion, whilst 90 days is a scale that retains a predominantly residential use of the property.

103. Finally, we have considered the appropriate activity status for exceeding the threshold of 90 nights per year. Throughout the hearing, Ms Bowbyes maintained her view that non-complying activity status for breaches to permitted standards for RVA in the low and medium density residential zones is appropriate. In particular, it was her view<sup>209</sup> that non-complying activity status is necessary to effectively manage the adverse effects of RVA on residential capacity in these zones and to support residential activities as the predominant activity. She stated<sup>210</sup> that 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, or for addressing potential cumulative effects. She considered<sup>211</sup> that amending the status to discretionary or restricted discretionary in these key residential zones would fail to limit the proliferation of RVA activities and the resulting cumulative adverse effects on residential cohesion and amenity.
104. We acknowledge Ms Bowbyes' concern that limiting a proliferation of (by-themselves) small activities can be difficult to control through discretionary or restricted discretionary activity consents. We agree that it can be very difficult for a Council to determine, on a consent-by-consent basis, when incremental cumulative effects reach a critical threshold such that no more activities can be accommodated in an area. Non-complying activity status can be a useful tool for strongly managing these types of cumulative effects. However, we also agree with the evidence of Mr Chrisp that non-complying activity status for minor breaches of RVA standards would be onerous. We consider that some, but not unlimited, flexibility should be provided by enabling some additional nights per year to be considered by way of restricted discretionary activity. We have settled on, and recommend, a maximum of 180 nights per year to provide this flexibility. We have chosen this as a compromise between 120 nights supported by the Luxury Accommodation Providers and 200 nights sought by and Ian Sawers<sup>212</sup>, although we recognise there is an element of arbitrariness in any such threshold. At that scale, we are satisfied that potential adverse effects on residential amenity and residential cohesion (including cumulative effects) can be managed through restricted discretionary activity status with appropriate matters of discretion. We, therefore, recommend restricted discretionary activity status for RVA up to 180 nights per year, and non-complying activity status beyond this scale and for non-compliance with other standards.

#### 4. DEFINITIONS

105. The variation included new definitions for RVA and Homestay; deleted definitions notified in Stage 1 of the PDP for Registered Holiday Home and Registered Homestay; and amended the PDP (Stage 1) definitions of Visitor Accommodation (VA), Residential Activity, Commercial Activity and Activity Sensitive to Aircraft Noise (ASAN)/ Activity Sensitive to Road Noise. The Panel was well assisted by Ms Bowbyes' analysis of the submissions relating to the definitions and, for the main part, we have recommended accepting the definitions attached to her Reply Evidence.

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<sup>209</sup> A Bowbyes, EIC, paragraphs 9.100-9.103

<sup>210</sup> A Bowbyes, EIC, paragraph 9.124

<sup>211</sup> Memorandum of Counsel for Queenstown Lakes District Council providing expert witness responses to issues raised during the hearing, Hearing Stream 15 – Visitor Accommodation, 14 September 2018, section 5; A Bowbyes, Reply evidence, paragraph 3.26

<sup>212</sup> Submission 2038

106. Some submitters supported the definitions in the notified variation<sup>213</sup>. As we are recommending accepting those definition, with some changes, we recommend accepting those submissions in part. Hospitality New Zealand<sup>214</sup> supported the separate categorising of visitor accommodation, RVA and homestays, which are we recommending be retained. That organisation also sought that a note be added to the definitions advising that additional building code and building warrant of fitness compliance may apply. Ms Bowbyes<sup>215</sup> recommended adding a note referring to requirements of the Building Act 2004, which we have recommended be included in the definitions of RVA and homestay<sup>216</sup>. We note here that we recommend deleting the two other notes notified with the homestay definition (referring to registration and rates), as they are no longer relevant to the variation’s provisions.
107. Other submitters<sup>217</sup> expressed general opposition to the definitions in the notified variation, including Airbnb. As we are recommending that the definitions generally be retained in the variation, with some amendments, we recommend these submissions be rejected.
108. The submissions from Streat Developments, Fiskin & Associates and Church Street Trustee Ltd<sup>218</sup> sought that the definitions of RVA and homestay are deleted, such that the definition of VA would encompass holiday homes and Airbnb holiday rentals. We did not hear evidence from these submitters at the hearing. As discussed earlier in this Report, we have found that the different forms of visitor accommodation are distinguishable from each other, and from residential activities, in terms of their potential for adverse effects. We also accept the evidence of Ms Bowbyes that the effects of RVA, homestays and VA (as defined in the PDP) are different and should be defined and treated differently. We accept Ms Bowbyes’ evidence that these should be defined and managed separately<sup>219</sup>, providing a more fine-grained regulatory response to their potential for adverse effects, and therefore recommend rejecting these submissions.
109. The large group of proforma submissions identified by Ms Bowbyes<sup>220</sup> requested that any primary place of residence or family holiday home /baches be excluded from the definition of RVA and instead be included within the definition of homestays, with no distinction as to whether the property was occupied or unoccupied by its permanent residents. Only investment properties would be defined as RVA. We did not hear any evidence on this matter from the submitters. We accept Ms Bowbyes’ evidence<sup>221</sup> that she is not aware of any efficient or effective method of making this distinction without the Council establishing the use of every dwelling in the District to determine its primary use, and that it would be difficult to practically separate a family holiday home from an investment property. We agree with Ms Bowbyes that this would introduce significant and unnecessary complexity into the District Plan that would not be effective or efficient to implement. We recommend that these submissions be rejected.

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<sup>213</sup> For example, Submissions 2165, 2409, 2450, 2455, 2540 & 2556. Jack’s Point (Submission 2381) similarly sought that RVA and homestay be included within the definition of visitor accommodation.

<sup>214</sup> Submission 2556. Bridgit Parker appeared at the hearing on behalf of this submitter.

<sup>215</sup> A Bowbyes, EiC, paragraph 9.15

<sup>216</sup> Accordingly, we recommend rejection of the submission from Christine Byrch (Submission 2357) that sought deletion of notes in the definitions

<sup>217</sup> For example, Submissions 2042, 2223 & 2390

<sup>218</sup> Submissions 2311, 2372 & 2375

<sup>219</sup> A Bowbyes, EiC, paragraph 6.8 & 9.56

<sup>220</sup> Refer to Footnote 173

<sup>221</sup> A Bowbyes, EiC, paragraphs 9.51-9.54

110. Submissions from Bookabach<sup>222</sup> and Bachcare<sup>223</sup> sought to add a requirement into the definitions of RVA and homestay such that they apply only to a single household, rather than multiple parties occupying the same property<sup>224</sup>. The evidence from Mr Chrisp<sup>225</sup> was that the intensity of the activities, and associated effects, increase where they involve multiple parties staying in the same accommodation. He stated that the key to ensuring such activities remain low intensity is to manage occupancy, and this is most appropriately achieved through a requirement that they are occupied by a single household. It was Ms Bowbyes' evidence<sup>226</sup> that the concept of a "household" is vague, lacks definition and certainty, and would consequently be challenging to implement or effectively enforce. Mr Chrisp disagreed with this view, noting that the concept of a single household is already defined in the PDP and used as the basis for managing other activities. However, we note that the definition of "household" in the PDP is for a group "who normally occupy the same primary residence". We accept Ms Bowbyes' evidence<sup>227</sup> that this concept would be much more difficult to enforce with certainty if applied to visitors who may, or may not, be holidaying together as a group. We also accept her evidence that embedding "rules" within definitions results in difficulties for interpretation of activity status. We recommend rejecting these submissions.
111. Retention of a registration system for homestays and RVA was requested by several submitters<sup>228</sup>, and that this should form part of the definitions for those activities. Bookabach and Bachcare, along with the similar proforma submissions, requested that different controls be adopted in regard to registered and unregistered RVA and Homestay activities. Separate definitions for registered RVA and registered homestays were provided to us in their recommended definitions, following the hearing. In answer to the Panel's questions, Mr Chrisp suggested a standard requiring some form of registration, however, his evidence to us did not address the differentiation of definitions based on registration. Ms Bowbyes' evidence<sup>229</sup> was that it was inappropriate to embed a requirement for registration into a definition, as it was a separate Council process for the purpose of apportioning rates correctly, which is not a resource management purpose. She noted that it has been problematic, for the administration and enforcement of the plan, to require people to go through a process outside the district plan as part of achieving an activity status (as has been the case with the ODP)<sup>230</sup>. In response to a request for an annual registration requirement, she considered<sup>231</sup> that this would be overly onerous, with more effective and efficient measures being achieved through the PDP rules. We have accepted Ms Bowbyes' position on this matter. We agree with her that it is problematic and complex to embed a separate process outside the District Plan (which does not have a resource management purpose) into a plan's definitions and rules. Whilst we support mechanisms to ensure that RVA and homestays are brought to the Council's notice, for the purpose of monitoring and enforcement of the plan's provisions, we do not support the linking of the current registration system into the definitions or rules.

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<sup>222</sup> Submission 2302

<sup>223</sup> Submission 2620 and the proforma submissions that seek identical relief to Bachcare (Submissions 2621-2655)

<sup>224</sup> Other individual and proforma submissions sought the same relief; for example, Submissions 2098, 2099, 2105 & 2342

<sup>225</sup> M Chrisp, EiC, paragraph 6.4-6.5

<sup>226</sup> A Bowbyes' EiC, paragraphs 8.6-8.7; Rebuttal evidence, paragraph 8.2; and Reply evidence, paragraph 3.34

<sup>227</sup> A Bowbyes, Rebuttal evidence, paragraph 8.4

<sup>228</sup> For example, Submissions 2137, 2561, 2595, the large group of proforma submissions identified by Ms Bowbyes, Bookabach (2302) and Bachcare (2620) and their associated individual submissions

<sup>229</sup> A Bowbyes, EiC, paragraph 11.5 & 12.11

<sup>230</sup> Also, A Bowbyes, Reply evidence, paragraphs 3.29-3.32

<sup>231</sup> A Bowbyes, EiC, paragraph 9.66 & 12.11

Accordingly, we have not recommended including this in the PDP, and recommend that these submissions be rejected.

112. The Luxury Accommodation Providers<sup>232</sup> sought that the definition of RVA be amended to remove the words “*where the length of stay is less than 90 days*”, although we received no evidence on this from the submitters. We accept the evidence from Ms Bowbyes<sup>233</sup> that the 90 night threshold in the definition serves to set ‘short-term’ letting apart from ‘long-term’ letting. It also forms part of the definition of ‘visitor accommodation’ and is an important differentiator between these definitions and ‘residential activity’ which would include a paying guest staying for 90 or more nights (such as long-term rental, homestay students). We recommend that these submissions be rejected, and the words be retained within the definitions and added to the definition of homestay as recommended by Ms Bowbyes.
113. Bookabach and Bachcare sought that bed and breakfasts (BnB’s) that cater for more than one household group should be excluded from the definition of homestay<sup>234</sup>. Ms Bowbyes’ evidence<sup>235</sup> was that BnB’s are typically small-scale and have traditionally established in residential and rural areas. It was her view that BnB’s are more akin to peer-to-peer letting of individual rooms within an occupied residential unit, rather than being commercial VA (as defined in the PDP). She considered that, with standards to control scale and associated occupancy by the permanent residents, BnB’s can be appropriately considered within the definition of homestays. Mr Chrisp<sup>236</sup> disagreed as, in his view, the provision of additional services to BnB guests introduces a commercial aspect that is markedly different from, and more intense than, residential accommodation and BnB’s should, therefore, be defined as VA. Having considered the range of scales and intensities that could come within the definition of homestay, including farm stays and BnB’s, we prefer the evidence of Ms Bowbyes as being a more pragmatic and effective approach to managing the range of possible effects, without unduly fragmenting the definition, and recommend these submissions be rejected.
114. Nikki Gladding<sup>237</sup> presented evidence opposing the part of the notified definition of VA<sup>238</sup> that allows services and facilities primarily for overnight guests of the accommodation to also be used by persons not staying overnight on the site<sup>239</sup>. She noted the definition does not limit the scale of the ancillary activities, and the range of activities that would be allowed is unclear. She sought the deletion of this provision. She also sought an ability for the rules, in any particular zone, to over-ride the definition, primarily in relation to ancillary services and facilities. Ms Gladding was particular concerned regarding the implications of this part of the definition, and its effects, for the operative Township Zones which have not yet formed part of this review of the District Plan. In Glenorchy, under the ODP, visitor accommodation is a controlled activity in the Visitor Accommodation Sub-Zone (VASZ), and she was concerned that combining the variation’s definition with this rule would allow a wide range of commercial facilities as of right, without controls.

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<sup>232</sup> Submissions 2592, 2598 & 2600

<sup>233</sup> A Bowbyes, EiC, paragraph 8.1

<sup>234</sup> Christine Byrch (Submission 2357) also sought this deletion

<sup>235</sup> A Bowbyes, Reply evidence, paragraphs 8.8-8.10

<sup>236</sup> M Chrisp, EiC, paragraph 6.9

<sup>237</sup> Submission 2411

<sup>238</sup> We note here that the definition of Visitor Accommodation was also the subject of submissions and further submissions carried over from Stage 1 of the PDP, including in relation to the level of services and facilities that can be used by persons not staying overnight on the site.

<sup>239</sup> Christine Byrch (Submission 2357) made a similar submission to Submission 2411.

115. It was Ms Bowbyes' view<sup>240</sup> that the requirement for these facilities to be directly associated with, and ancillary to, VA provides sufficient safeguard against the outcomes of concern to Ms Gladding. Ms Bowbyes also considered it is not appropriate for zone rules to alter a definition, as this would result in uncertainty regarding application of the definition.
116. Ms Gladding's submission was opposed by Matakauri Lodge Limited<sup>241</sup> which supported the definition as notified (and the amendments recommended by Ms Bowbyes). The legal submissions<sup>242</sup> for Matakauri Lodge from Ms Morrison-Shaw noted that there is no standard definition for visitor accommodation that applies across New Zealand, and that any definition should be broad enough to capture the full range of likely activities in this District. She submitted that including ancillary activities within the definition, and providing for limited use by non-residents, appropriately recognises the reality of existing VA facilities and provides a clear indication to plan users as to what activities the definition encompasses. Ms Morrison-Shaw pointed out that Ms Gladding's concerns can be addressed through future resource consents for particular VA proposals, and future rules requiring resource consents to be obtained. We also received evidence from Ms Rebecca Holden<sup>243</sup> for Matakauri Lodge. She pointed out that many existing VA facilities throughout the District contain services and facilities that are often utilised by people not staying at the venue, including those used for this hearing, and that these provide an important service and economic benefit to the community and the District.
117. Having considered the submissions received, and the evidence and legal submissions presented to us, we accept the position put forward on behalf of Matakauri Lodge, and supported by Ms Bowbyes. Given the importance of VA and its associated services and facilities to the social and economic wellbeing of the District and its residents, we agree that the definition of VA needs to clearly and realistically identify the range of ancillary activities that are anticipated, and that it is expected that they will also be used by those not staying overnight on the site. We consider the definition is sufficiently clear as to the balance of use anticipated between overnight guests and others. Any particular limitations can be considered as part of any resource consent processes required. We note that VA is proposed through this variation to be a restricted discretionary activity in the LDSRZ and MDRZ where within a VASZ, and that any application of this definition to the Township Zones would be considered as part of a review of those provisions in due course. We recommend accepting the definition attached to Ms Bowbyes Reply evidence, and that the submissions from Ms Gladding be rejected and from Matakauri Lodge be accepted.
118. A final matter which was of concern to the Panel, and discussed with Ms Bowbyes at the hearing, was whether the definitions of homestay and RVA allow the use of both a residential unit and a residential flat on a site, at the same time, for paying guests. Both definitions use the words '*the use of a residential unit including a residential flat by paying guests*'. We have interpreted this as meaning either a unit or a flat, or both at the same time, being used by paying guests on a site. For a homestay, we have also considered the requirement in the definition that there be concurrent occupancy by residents as a residential activity. The definition includes the words '*at the same time that the residential unit or residential flat is occupied by residents ...*'. We do not interpret these words as limiting the occupancy to the particular unit or flat that is being used by the paying guests. Rather, we interpret this as requiring either the unit or flat to be occupied by residents, irrespective of whether the unit

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<sup>240</sup> A Bowbyes, EIC, paragraphs 11.30-11.31 & 11.34

<sup>241</sup> Submission 2611 and Further Submission 2735

<sup>242</sup> Legal Submissions (Submission 2611), paragraphs 7-19

<sup>243</sup> R Holden, EIC, section 3.3

or flat or both are being used for paying guests. We acknowledge this is contrary to Ms Bowbyes' understanding from these words, but we consider her interpretation is inconsistent with the plain meaning of the words in the definition. We recommend a slight amendment to the definition of homestay to make this clearer.

119. Mr John Kyle confirmed at the hearing that the submission from Queenstown Airport Corporation<sup>244</sup> regarding the definition of Activity Sensitive to Aircraft Noise (ASAN) has been resolved through the amendment to this definition recommended by Ms Bowbyes, and that this has also resolved the related submissions regarding standards for RVA and homestays. We recommend that this amendment and submission be accepted.

## 5. ZONE PURPOSES

120. The notified variation introduced additional paragraphs relating to visitor accommodation into the Zone Purpose for the LDSRZ, MDRZ, High Density Residential Zone (HDRZ), Arrowtown Residential Historic Management Zone (ARHMZ) and Large Lot Residential Zone (LLRZ). Other than from Ms Bowbyes and Mr Gala<sup>245</sup> (whom we refer to below), we did not hear any specific evidence on the amendments sought by submitters to the Zone Purposes. Ms Bowbyes' evidence addressed the specific amendments sought by some submitters (which we will refer to further below). Resulting from her consideration of submissions, she recommended some substantial amendments and additions to the notified Zone Purposes through the updated variation attached to her evidence. We have used the version attached to her Reply Evidence as the basis for our consideration of the relevant submissions.
121. The majority of the submissions seeking amendments to the Zone Purposes did so as part of their general opposition to the provisions of the variation<sup>246</sup>. At the start of this Report we addressed the general submissions seeking no, or more liberal, controls over RVA and homestay accommodation. As a result of our findings on these general matters, we recommend amendments to the Zone Purposes for the LDSRZ, MDRZ, ARHMZ and LLRZ, to align those statements with our findings and recommendations regarding the provision for RVA and homestays in those low and medium density residential zones. In particular, we recommend removing the focus on managing the supply of residential housing for long term rental accommodation through restricting RVA and homestays outside VASZs; and on ensuring that each residential unit (and residential flat) is predominantly used for residential activities. Instead, we have recommended strengthening the focus of the Zone Purposes on managing the effects of RVA and homestays in order to maintain residential character and residential amenity values, in accordance with our findings on those matters earlier in this Report. We recommend these alterations, as shown in Appendix 1, accordingly and recommend that those submissions which support these changes be accepted in part.
122. Ms Bowbyes' evidence<sup>247</sup> addressed the submissions from the Luxury Accommodation Providers who requested that the references in the Zone Purposes to "restricting" visitor accommodation be altered to "controlling", and that the references to loss of housing supply be removed. Consistent with her firmly expressed views, Ms Bowbyes considered that the amendments proposed by these submitters<sup>248</sup> would undermine the Council's ability to

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<sup>244</sup> Submission 2618

<sup>245</sup> N Gala for Coherent Hotel Limited (Submission 2524)

<sup>246</sup> Examples include RSJ Tahuna Trust (Submission 2226); Nona James (Further Submission 2798)

<sup>247</sup> A Bowbyes, EiC, paragraphs 9.72-9.75

<sup>248</sup> The changes sought to the objectives, policies and rules, as well as those considered here to the Zone Purposes.

deliver residential development capacity to meet anticipated demand, and would not provide sufficient regulatory methods to manage adverse effects. Mr Farrell's evidence for the submitters did not specifically address the changes sought to the Zone Purposes. Our recommended amendments remove the references to loss of housing supply for the reasons we have expressed earlier, and have clarified the circumstances under which RVA and homestays are restricted or managed. Accordingly, we recommend that these submissions are accepted in part.

123. Ms Bowbyes also addressed<sup>249</sup> the submissions from Submitters 2216, 2221 and 2342<sup>250</sup> who sought that the zone purpose, objectives and policies in the LDSRZ and MDRZ are amended to acknowledge the importance of the supply of VA in Wanaka because the market relies on accommodation within these zones to meet demand. We did not hear any evidence from these submitters, however, Ms Bowbyes acknowledged that Wanaka does have very few VASZs, and it has only a small amount of land zoned HDRZ (where VA is enabled more readily). She did not recommend any amendments to the Zone Purposes, objectives or policies, as a result of these submissions. However, she recommended less restrictive rules for RVA in the MDRZ in central Wanaka. We recommend these rules be accepted and be reflected in the Zone Purpose and policies for this zone and these submissions be accepted in part.
124. The submissions from Fiskens & Associates<sup>251</sup> and Church Street Trustees Limited<sup>252</sup> asked for greater recognition of visitor accommodation in Arrowtown in the Zone Purpose for the ARHMZ. Ms Bowbyes<sup>253</sup> acknowledged that there was insufficient recognition of the visitor accommodation provisions in the Zone Purpose for that zone. She recommended additions, which we recommend are accepted.
125. Coherent Hotel Limited<sup>254</sup> sought changes to the Zone Purposes for the LDSRZ and MDRZ to recognise the importance of VA and its importance for Queenstown's economy. Ms Bowbyes' evidence<sup>255</sup> agreed with this submitter that the purpose statements could be improved to elaborate on the role of VASZs, and to provide greater clarity regarding how VA is provided for outside of VASZs. She recommended these changes to all the zone chapters that include VASZs, including them in her Reply version of the variation.
126. The legal submissions from Mr Brabant<sup>256</sup> and the evidence from Mr Grala<sup>257</sup>, for Coherent Hotel Limited, generally supported the amendments recommended by Ms Bowbyes, other than her disagreement with recognising the importance of VA in the Zone Purposes. Ms Bowbyes<sup>258</sup> considered that the higher order policy in the Strategic Directions and Urban Development Chapters sufficiently highlight the importance of tourism to the District's economy. She reiterated this in her Rebuttal evidence<sup>259</sup> where she stated that it is important not to overstate the significance of VA in these zones because they have the principal purpose of providing for residential activities. Mr Grala, however, was of the opinion that the most

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<sup>249</sup> A Bowbyes, EiC, paragraphs 9.111-9.122

<sup>250</sup> Wanaka Selection Limited, Varina Proprietary Ltd and Krook Nominees Proprietary Limited; and Te Wanaka Lodge Limited

<sup>251</sup> Submission 2372

<sup>252</sup> Submission 2375

<sup>253</sup> A Bowbyes, EiC, paragraphs 12.7-12.8

<sup>254</sup> Submission 2524

<sup>255</sup> A Bowbyes, EiC, paragraph 11.38-11.41

<sup>256</sup> Legal Submissions, paragraphs 5, 6 and 39-43

<sup>257</sup> N Grala, EiC, paragraphs 33-38

<sup>258</sup> A Bowbyes, EiC, paragraph 11.39

<sup>259</sup> A Bowbyes, Rebuttal evidence, paragraph 4.3



appropriate way of recognising the importance of VA, at the zone purpose level, would be to briefly express this – to give context as to why VA is provided for in these residential zones. He considered this would achieve the balance Ms Bowbyes was seeking, whereby the primary intent is to encourage residential development but also to enable VA in appropriate locations. Mr Grala suggested the following wording as additions to the LDSRZ and MDRZ Zone Purposes:

*“Well designed and appropriately located visitor accommodation has an important role in the district, providing socioeconomic benefits and contributes to a prosperous, resilient and equitable economy.”*

127. We have generally recommended acceptance of the amendments put forward by Ms Bowbyes in her Reply version of the variation. However, we agree with Mr Grala that a statement about why VA is anticipated in the VASZ would add context for the zone policies and rules. We acknowledge Ms Bowbyes’ concerns regarding over-emphasising some aspect of the zone, rather than its other important roles and, accordingly, have recommended a more limited addition to the Zone Purposes than that suggested by Mr Grala. We recommend the relevant submissions from Coherent Hotel Ltd be accepted in part. The first sentences of the Zone Purposes for the LDSRZ and MDRZ are recommended to read as follows:

*Visitor accommodation is anticipated in the Visitor Accommodation Sub-Zones shown on planning maps, which have historically provided (and will continue to provide) important locations for visitor accommodation to meet the District’s needs.*

*Visitor accommodation is anticipated in the Visitor Accommodation Sub-Zones shown on planning maps, which have historically provided (and will continue to provide) important locations for visitor accommodation to meet the District’s needs, and in the Wanaka Town Centre Transition Overlay.*

128. The notified variation also proposed to add one paragraph to the Zone Purpose for the HDRZ. The majority of the submissions on this Zone Purpose supported its wording and asked that it be retained. We have a concern with the wording of this paragraph as it does not express the zone’s purpose with sufficient clarity and it does not fully reflect the substantive outcome for the zone expressed through the objective. We consider this can be remedied as a minor grammatical change in accordance with Clause 16(2), and recommend an amendment accordingly as set out in Appendix 1.

## 6. OBJECTIVES AND POLICIES

### 6.1 Overview

129. The notified variation introduced new objectives and policies relating to visitor accommodation for the LDSRZ, MDRZ, HDRZ, ARHMZ and LLRZ, as well as an amended and new policy for the Rural Residential and Rural Lifestyle Zones (RRZ & RLZ) and the Wakatipu Basin Rural Amenity Zone (WBRAZ). Ms Bowbyes’ evidence considered the amendments sought by submitters and responded to questions from the Panel regarding the wording of the objectives in particular<sup>260</sup>. She recommended amendments to, and reconfiguring of, the notified objectives and policies through the updated variations attached to her evidence. We have used the version attached to her Reply Evidence as the basis for our consideration of the relevant submissions.

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<sup>260</sup> Minute of 12 September 2018

130. Ms Bowbyes' evidence addressed the specific amendments sought by some submitters. We have considered her evidence on these points, as well as the submissions themselves and evidence from submitters presented to us at the hearing.

## **6.2 Low and Medium Density Residential Zones**

131. In a general sense, the submissions seeking amendments to the objectives and policies for the low and medium density residential zones did so as part of their general support of, or opposition to, the provisions of the variation<sup>261</sup>. In the preliminary sections at the start of this Report we addressed the submissions seeking no, or more liberal, controls over RVA and homestay accommodation in these zones. As a result of our findings on these general matters, we recommend amendments to the objectives and policies for the low and medium density residential zones, to align with our findings and recommendations regarding the provision for RVA and homestays. As with the Zone Purposes, we recommend removing the focus on maintaining the supply of residential housing; and on maintaining residential activity as the predominant use of each site. Instead, we have recommended a more enabling approach to providing for VA, RVA and homestays, whilst strengthening the focus of the objectives and policies on managing the effects of RVA and homestays in order to maintain residential character and residential amenity values. We consider these amendments are necessary for the objectives and policies to be consistent with our findings on these matters earlier in this Report. We recommend these alterations accordingly and recommend that those submissions which support these changes be accepted in part.
132. We discussed the submissions from Submitters 2216, 2221 and 2342<sup>262</sup> above in relation to the Zone Purposes. As a consequential change, we recommend that Policy 8.2.14.1 for the MDRZ be amended to reflect Ms Bowbyes' recommended rules for RVA in the MDRZ in central Wanaka and that these submissions be accepted in part.
133. Coherent Hotel Limited sought changes to the objectives and policies for the LDSRZ and MDRZ relating to VA and the VASZs, to recognise the importance of VA and its importance for Queenstown's economy. Ms Bowbyes' evidence<sup>263</sup> agreed with this submitter that there is a need to separate out VA from RVA and homestays in the policies, and that the policies relating to VA should be more clearly linked to the effects of VA to ensure that the residential character of these zones is maintained. She recommended changes to the policies for the zones that include VASZs, including them in her Reply version of the variation. The legal submissions from Mr Brabant<sup>264</sup> and the evidence from Mr Grala<sup>265</sup>, for Coherent Hotels Limited, generally supported the policy amendments recommended by Ms Bowbyes. We recommend that Ms Bowbyes' amendments to the policies be accepted, subject to our amendments referred to above. Accordingly, we recommend this submission be accepted in part.

## **6.3 High Density Residential Zone**

134. The notified variation proposed to add an objective and four policies to the HDRZ. The majority of the submissions on this Zone Purpose supported its wording and asked that it be

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<sup>261</sup> Examples include Bookabach (Submission 2301), Bachcare (Submission 2620), RSJ Tahuna Trust (Submission 2226); Nona James (Further Submission 2798), Fiskin & Associates (Submission 2372), Church Street Trustee Limited (Submission 2375), Luxury Accommodation Providers (Submissions 2592, 2598 & 2600)

<sup>262</sup> Wanaka Selection Limited, Varina Proprietary Ltd and Krook Nominees Proprietary Limited; and Te Wanaka Lodge Limited

<sup>263</sup> A Bowbyes, EiC, paragraph 11.46-11.47

<sup>264</sup> Legal Submissions, paragraphs 5, 6 and 39-43

<sup>265</sup> N Grala, EiC, paragraphs 33-38

retained. Ms Bowbyes did not recommend any amendments to these provisions. The Luxury Accommodation Providers <sup>266</sup> sought that Objective 9.2.7 be amended to “enable” visitor accommodation, rather than *provide for* it; and that the words “ensuring that adverse effects on residential amenity are avoided, remedied or mitigated” be removed from Policy 9.2.7.2. Mr Farrell’s evidence for these submitters did not specifically address the changes sought to this objective and policy for the HDRZ. Neither did Ms Bowbyes’ evidence directly address these submissions relating to the HDRZ, other than to state that the changes they seek to the policy framework would erode the zones’ ability to ensure that residential development capacity is provided. Fiskén & Associates<sup>267</sup> also sought a replacement objective and amendments to Policies 9.2.7.1, 9.2.7.2 & 9.7.2.4. We heard no evidence from this submitter. Ms Bowbyes’ evidence also did not directly address these submissions on the HDRZ, other than recommending they be rejected in her attached table of recommended decisions. We have no basis to make any substantive changes to this objective and policies, although we agree with the submission from the Luxury Accommodation Providers that use of the word “enable” in the Objective is more consistent with the wording of the policies and the Zone Purpose. With this amendment, and some wording clarifications as minor changes, we recommend the HDRZ Objective and the policies remain as notified.

#### 6.4 Rural Zones

135. We received no specific evidence from submitters regarding the proposed policies for the RRZ & RLZ. Streat Developments Limited<sup>268</sup> and Fiskén & Associates<sup>269</sup> sought deletion of the proposed new and amended policies, and the introduction of other new policies, which would anticipate the introduction of VASZ within these zones. Ms Bowbyes’ evidence<sup>270</sup> addressed the Streat submission, stating that the implications of introducing a VASZ framework into these zones would have a far-reaching effect, beyond the submitter’s land (RRZ - Cemetery Road, Hāwea). In her view, the submitter had not sufficiently considered the implications of such provisions, nor considered the Stage 1 decisions version of the PDP which provides for VA as a discretionary activity in those zones. On the basis of Ms Bowbyes’ evidence, we do not recommend the changes sought to these policies and that these submissions be rejected. We have recommended a minor wording change to Policy 22.2.2.5 for consistency with the wording of similar policies in other zones, and with the focus of the rules for RVA. We consider this can be remedied as a minor change in accordance with Clause 16(2). Apart from this minor change, we recommend these policies remain as notified.
136. There were no submissions specifically related to the visitor accommodation aspect of Policy 24.2.5.3 for the WBRAZ. To the extent that there are submissions on this policy more generally, they have been addressed in Stream 14.

## 7. RULES - ACTIVITIES AND STANDARDS - HOMESTAYS AND RESIDENTIAL VISITOR ACCOMMODATION

### 7.1 Low and Medium Density Residential Zones

137. In the following sections we consider submissions on the rules for homestays and RVA in the various zones. We consider the submissions on the rules for VA, for all zones, later in this Report.

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<sup>266</sup> Submissions 2592, 2598 & 2600

<sup>267</sup> Submission 2372

<sup>268</sup> Submission 2311

<sup>269</sup> Submission 2372

<sup>270</sup> A Bowbyes, EiC, paragraph 11.65

### 7.1.1 Homestays

138. Earlier in this Report, we recommended that permitted activity standard for homestays in the low and medium density residential zones remain at the notified level of 5 paying guests at any one time; and that the activity status for not complying with the permitted activity standards be amended to restricted discretionary activity (rather than non-complying as notified). We have added matters to which discretion is restricted for homestay applications. We have included the matters recommended by Ms Bowbyes for homestays in the HDRZ<sup>271</sup>. In addition, we recommend including a wider range of matters that would enable consideration of the nature of the surrounding neighbourhood; the effects of the activity on the neighbourhood (including cumulative effects); the scale and frequency of use (including number of guests per night); and record keeping and monitoring. These are matters that were put to us in evidence from submitters at the hearing. They address the potential for effects from homestays, and the requirements for monitoring and enforcement, we have discussed and accepted earlier in this Report. We have not included matters relating to health and safety provisions for guests, or guest management and complaints procedures (which we have included for RVA), on the basis that homestay guests are sharing the same accommodation as the occupants, with the same health and safety requirements and greater ability to control guest behaviour.
139. Ms Bowbyes recommended amendments to the notified standards for homestays – deletion of the standard restricting the number of vehicle trips per day to 8<sup>272</sup>; and addition of a standard<sup>273</sup> requiring notification of the activity to the Council and record keeping<sup>274</sup>. She also recommended retention of the notified parking standard<sup>275</sup>. Attached to her Reply evidence<sup>276</sup>, Ms Bowbyes included an evaluation pursuant to section 32AA of her recommendation to include standards relating to notification and record-keeping for permitted activity RVA and homestays. She concluded such standards would be effective and efficient. They would enable the Council to develop a robust information base, enable effective operation of the Council’s monitoring and compliance functions, and provide long-term evidence for review of the effectiveness of the PDP provisions. We heard no evidence to the contrary regarding Ms Bowbyes’ recommended amendments and, apart from some minor wording changes for clarification, we recommend these amendments be accepted.
140. The notified variation included a standard<sup>277</sup> for homestays which required the activity to occur in either an occupied residential unit or an occupied residential flat on a site, but not in both at the same time. Ms Bowbyes’ evidence<sup>278</sup> recommended the retention of this standard. We did not receive evidence directly on this matter for the low and medium density residential zones. However, Ms Bowbyes addressed<sup>279</sup> the matter in relation to a related submission from Anna Elms and Peter Smith<sup>280</sup>. She stated that residential flats 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 and help address the affordability of housing in the District. She considered renting out residential flats to long-term occupants is anticipated,

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<sup>271</sup> A Bowbyes, Reply evidence, Appendix A

<sup>272</sup> A Bowbyes, EiC, paragraph 9.99; and Appendix A to her Reply evidence

<sup>273</sup> A Bowbyes, Reply evidence, paragraphs 4.1-4.3 and Appendix A

<sup>274</sup> With an associated Note regarding making records available to the Council for monitoring purposes

<sup>275</sup> A Bowbyes, Reply evidence, Appendix A

<sup>276</sup> A Bowbyes, Appendix B to her Reply evidence

<sup>277</sup> Rule 7.5.18.1 (as notified)

<sup>278</sup> A Bowbyes, Reply evidence, Appendix A

<sup>279</sup> A Bowbyes, EiC, paragraph 11.24-11.25

<sup>280</sup> Submission 2323, which referred to the Rural Zone

but short-term letting could undermine the PDP’s capacity to provide for population growth. We are concerned this standard is unnecessarily restrictive, given our accepted focus on the potential for adverse effects from homestays on residential character and amenity values, rather than on housing supply and affordability. We do not consider the potential for adverse effects on residential character and amenity values would be influenced by both a residential unit and a residential flat on a site being used for homestay guests at the same time. This is particularly so where there is a requirement for permanent residents to be on the site, and a limit of 5 paying guests. We recommend this standard be deleted, with the associated addition of the words “on a site” to the standard limiting the number of paying guests (in order to clarify that this is the overall permitted activity threshold for a site). We are satisfied that there is scope to delete this standard, based on the submissions seeking the deletion of all standards or controls for homestays<sup>281</sup>.

### 7.1.2 Residential Visitor Accommodation

141. In this Report, we have already recommended that RVA be a controlled activity up to a maximum of 90 nights per year; and (outside the VASZ) restricted discretionary activity status for RVA up to 180 nights per year, and non-complying activity status beyond this scale and for non-compliance with other standards. We have added matters to which control is reserved for the controlled activity, and to which discretion is restricted for the restricted discretionary activity applications for RVA outside the VASZ. For the matters of discretion, we have included the same matters as we have recommended above for homestays (for the same reasons), but with the addition of specific references to residential cohesion; the number of guests per night; compliance with the Building Code; health and safety provisions in relation to guests; and guest management and complaints procedures. The matters of control are similar but necessarily more limited given the focus only on conditions, and do not include matters relating to residential context, and cumulative effects on the neighbourhood. These matters were put to us in evidence from submitters at the hearing. They address the potential for effects from RVA, and the requirements for conditions, monitoring and enforcement, we have discussed and accepted earlier in this Report.
142. Ms Bowbyes recommended amendments to the notified standards for RVA – deletion of the standard limiting RVA to 3 lets per year<sup>282</sup>; and the standard restricting the number of vehicle trips per day to 8<sup>283</sup>.
143. Bridget Parker<sup>284</sup> presented evidence to us supporting the standard limiting RVA to 3 lets per annum. Her main concerns related to fairness with commercial accommodation providers and effects for neighbours. Other submissions<sup>285</sup> stated that 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 a 12 month period. Ms Bowbyes<sup>286</sup> considered the submissions and the costs and benefits of this standard and, on the basis of the inflexibility of the rule for RVA operators, she recommended its deletion. She did not consider this standard would assist with addressing the effects of RVA on residential amenity or cohesion, and considered the limit on the number of nights a year would be more effective. We accept her evidence on this matter and recommend this standard be deleted and Ms Parker’s submission be rejected.

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<sup>281</sup> For example, Airbnb (Submission 2390) and Fiskin & Associates (Submission 2372)

<sup>282</sup> A Bowbyes, EiC, paragraph 9.91; and Appendix A to her Reply evidence

<sup>283</sup> A Bowbyes, EiC, paragraph 9.99; and Appendix A to her Reply evidence

<sup>284</sup> Submission 2152

<sup>285</sup> For example, Ella Hardman (Submission 2048); Gilbert Gordon (Submission 2031)

<sup>286</sup> A Bowbyes, EiC, paragraphs 9.84- 9.91

144. We heard no evidence to the contrary on deletion of the standard restricting the number of vehicle trips per day and recommend this amendment also be accepted.
145. Ms Bowbyes also recommended the addition of a standard<sup>287</sup> requiring notification of the activity to the Council and record keeping<sup>288</sup>. Whilst we support the need for notification and record keeping, as a result of our recommendation for a controlled activity application for RVA, there is no need for these as standards. Notification of the activity to the Council will be achieved through the resource consent process. Conditions regarding record keeping can be imposed through this process, and we have included this as matters of control and discretion rather than a standard as recommended by Ms Bowbyes. With that change, we recommend that the amendments regarding record keeping be accepted.
146. Inadequate on-site parking, and the adverse effects for neighbours of overflow parking on surrounding streets, was a matter raised with us by several submitters at the hearing<sup>289</sup>. No standard for parking was included in the notified provisions for RVA and Ms Bowbyes did not recommend an addition. We recommend including a parking standard cross-referring to the relevant minimum parking requirements in Chapter 29 Transport. This would prevent an existing residential unit, for example, that does not have sufficient parking to meet the Chapter 29 minimum standards, being able to be used as RVA as a controlled activity.
147. The notified variation included a standard<sup>290</sup> which required the RVA activity to occur in either one residential unit or one residential flat per site, but not in both. Ms Bowbyes' evidence<sup>291</sup> recommended the retention of this standard. We have discussed her related evidence on this matter in our assessment of homestay controls earlier in this Report. We are concerned that this standard is unnecessarily restrictive, given our accepted focus for RVA on the potential for effects on residential character, cohesion and amenity values, rather than on housing supply. We do not consider that the potential for these effects would be influenced by both a residential unit and a residential flat on a site being used for RVA at the same time, within the limit of 90 nights per year. The capacity of a residential flat is also limited by its maximum size of 70m<sup>2</sup>. However, more pertinently, the number of guests on a site per night can be considered as part of the controlled activity application and conditions imposed where appropriate. We have included a matter of control specifically for this purpose. Alongside our recommendations for controlled activity status and matters of control, we recommend the notified standard, limiting occupancy to one residential unit or one residential flat per site, be deleted. We also recommend the associated addition of the words "*on a site*" to the standard limiting the number of nights of occupation by paying guests per year (in order to clarify that this is the overall threshold for all occupancy on a site). We are satisfied that there is scope to delete this standard, based on the submissions seeking the deletion of all standards or controls for RVA<sup>292</sup>.

### 7.1.3 Additional Standards Sought

148. Many submissions sought additional standards be imposed on homestay and/or residential visitor accommodation. These included:

<sup>287</sup> A Bowbyes, Reply evidence, paragraphs 4.1-4.3 and Appendix A

<sup>288</sup> With an associated Note regarding making records available to the Council for monitoring purposes

<sup>289</sup> For example, Heidi Ross (Submission 2371); Wakatipu Youth Trust, Young Changemakers (Submission 2495); Nona James' (Further Submission 2798) written submissions tabled at the hearing

<sup>290</sup> Rule 7.5.18.1 (as notified)

<sup>291</sup> A Bowbyes, Reply evidence, Appendix A

<sup>292</sup> For example, Airbnb (Submission 2390); Fiskin & Associates (Submission 2372)

- RVA being limited to a single household group at any one time<sup>293</sup>;
- A limit on the number of guests per bedroom<sup>294</sup>;
- A limit of 28 nights per year for homestays<sup>295</sup>;
- A minimum 3 night stay for guests<sup>296</sup>;
- Well-defined noise limits and limits on late night outside activities<sup>297</sup>;
- A requirement for a manager/local contact person to be available 24 hours, to handle complaints<sup>298</sup>;
- A limit of 30 paying guests per month for homestays and restricted to overnight accommodation only<sup>299</sup>;
- All loading/unloading and parking be contained within the respective site and screened from adjoining residential properties<sup>300</sup>;
- Fire, health & safety and building compliance requirements<sup>301</sup>.

149. Although we have reviewed the submissions, we did not hear evidence from the majority of the submitters who requested these additional standards. We received a written statement from Ms Nona James which mostly focussed on other aspects of her submission, as well as reiterating her suggestions relating to noise, parking, loading/ unloading, and 24 hour contact availability. Bridget Parker presented to us supporting a limit of 28 days per annum for homestays, based on her concerns for neighbours. We received evidence from Mr Chrisp, for Bachcare and Bookabach, regarding their submission to require RVA and homestay to be limited to a single household, rather than multiple parties occupying the same property. We have considered this submission earlier in our Report<sup>302</sup> and have recommended that it be rejected. Mr Chrisp also supported a standard requiring a limit of 2 persons per bedroom, plus 2 additional guests. He considered this would ensure that properties were occupied at the same level of intensity as if they were used for permanent dwellings. He stated this is an established and effective method for managing the effects of visitor accommodation.

150. Ms Bowbyes addressed some of these requests for additional standards in her evidence, and did not recommend any be accepted. In relation to the introduction of a 2 night minimum stay rule, she referred<sup>303</sup> to the Section 32 Report<sup>304</sup> which found that the average stay of guests in Airbnb's in the District (in 2017) was 4.2 nights, and the national average was 3.9 nights. On that basis, she was not persuaded that a minimum stay rule is necessary. With respect to fire safety, and health and safety standards, Ms Bowbyes considered<sup>305</sup> that building requirements (such as achieving approved fire-rating and providing smoke detectors) would be regulated by the building consent process rather than through the PDP. In terms of additional standards limiting the scale of homestays, Ms Bowbyes considered<sup>306</sup> the 5 person

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<sup>293</sup> Bookabach & Bachcare; Nona James (Further Submission 2798); Kaye Parker (Submission 2233)

<sup>294</sup> Bookabach & Bachcare; Keith Murray (Submission 2046)

<sup>295</sup> Sean McLeod (Submission 2549); Bridget Parker (Submission 2152)

<sup>296</sup> Allan McLaughlin (Submission 2045); Sean McLeod (Submission 2549); Nona James (Further Submission 2798); L&D Gregory (Submission 2304)

<sup>297</sup> Allan McLaughlin (Submission 2045); Nona James (Further Submission 2798)

<sup>298</sup> Allan McLaughlin (Submission 2045); Nona James (Further Submission 2798)

<sup>299</sup> Linda Worth (Submission 2351); Chris Worth (Submission 2278)

<sup>300</sup> Nona James (Further Submission 2798)

<sup>301</sup> Bridget Parker (Submission 2152)

<sup>302</sup> When considering submissions on the Definitions

<sup>303</sup> A Bowbyes, EiC, paragraphs 9.84 & 9.89

<sup>304</sup> Section 32 Report, Page 16. Included as Appendix 3 to A Bowbyes EiC.

<sup>305</sup> A Bowbyes, EiC, paragraphs 9.11 & 11.17

<sup>306</sup> A Bowbyes, EiC, paragraphs 11.14 & 11.16

limit, alongside the other standards she had recommended, was sufficient, necessary and justified. She stated that homestays are by definition small scale and ancillary to the residential use of the dwelling or flat.

151. We have considered these submissions requesting additional standards and the limited evidence before us on these matters. In the face of Ms Bowbyes' recommendations not to accept any additional standards, we do not consider that we have received adequate evidence of the costs and benefits of these additional regulations to be able to consider them in terms of section 32AA of the Act and recommend their inclusion. However, our recommendation to require a controlled activity application for RVA up to 90 days per annum, and the associated matters for control, mean that the additional concerns raised by these submitters can be considered in the context of any particular RVA proposal, and conditions imposed as required. We have specifically included reference to several of the matters raised by these submitters. Similarly, under our recommended matters of discretion, larger scale homestays and RVA can have appropriate conditions imposed on resource consents. Accordingly, although we do not recommend inclusion of these additional standards, we recommend accepting the submissions in part (as a result of these other related amendments).

## 7.2 High Density Residential Zone

152. For the HDRZ, the notified variation included homestays and RVA as permitted activities, to limits of 5 guests per night for homestays and 28 nights and 3 lets per year for RVA. VA was listed as a restricted discretionary activity, and non-compliance with the standards for homestay and RVA resulted in each of those activities also becoming a restricted discretionary activity. As a result of her consideration of the submissions, Ms Bowbyes recommended<sup>307</sup> some changes to these rules, in particular increasing the nights per year limit for RVA to 42; removing the limit of 3 lets per year; deletion of the standard restricting the number of vehicle trips per day to 8; addition of a standard requiring notification of the activity to the Council and record keeping<sup>308</sup>; and changes to the matters to which discretion is reserved for restricted discretionary activity applications.
153. We did not hear a great deal of evidence relating to the provisions in the HDRZ. Ms Bowbyes' evidence addressed her recommendations for an increase in the nights per year limit for RVA to 42, removal of the limit of 3 lets per year, other changes across all zones<sup>309</sup>; retention of the notified activity status for VA<sup>310</sup>; and the changes to the matters of discretion<sup>311</sup>.
154. Some submissions<sup>312</sup> generally opposed the HDRZ variation provisions, whilst others<sup>313</sup> generally supported them. The submissions from the Luxury Accommodation Providers requested controlled activity status for RVA which does not comply with the permitted activity standards. However, at the hearing, Mr Farrell did not support this position, stating that, in urban zones, beyond the permitted thresholds<sup>314</sup>, RVA should be managed as a restricted

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<sup>307</sup> A Bowbyes, Appendix A to her Reply evidence

<sup>308</sup> With an associated Note regarding making records available to the Council for monitoring purposes

<sup>309</sup> A Bowbyes, EiC, paragraphs 9.82-9.83

<sup>310</sup> A Bowbyes, EiC, paragraph 11.57

<sup>311</sup> A Bowbyes, EiC, paragraph 11.59, in response to the submission from Coherent Hotel Limited (Submission 2524)

<sup>312</sup> For example, George Bridgewater (Submission 2011); Rachel Bridgewater (Submission 2012); Fiske & Associates (Submission 2372)

<sup>313</sup> For example, Bronwyn Brock (Submission 2042); Chris Worth (Submission 2278)

<sup>314</sup> In their submissions, 120 nights per year



discretionary activity status. We accept this evidence and recommend the notified restricted discretionary activity status be retained.

155. The large group of proforma submissions identified by Ms Bowbyes<sup>315</sup> opposed the restricted discretionary activity standard for Homestays in the HDRZ, as hosts should be able to operate Homestays without the need for a resource consent. At the start of this Report, we addressed the general matter of whether or not the PDP should control Homestays separately from controls over Residential Activities. We concluded that there is potential for adverse effects on residential amenity from homestay activity, but this is able to be effectively managed by standards within the PDP, and an associated resource consents process for non-compliance with those standards. Accordingly, we recommend that these submissions be rejected.
156. As with the low and medium density residential zones, submissions<sup>316</sup> requested a range of amendments to the standards for RVA and homestays. These related to the permitted number of nights and number of lets per year for RVA; and the number of people per night and number of guests per month for homestay. We have addressed each of these matters in our consideration of the same standards for the low and medium density residential zones. We consider our findings and recommendations on these matters for those zones apply equally to the HDRZ, particularly when combined with restricted discretionary activity status for non-compliance with all standards, as notified and recommended to be retained by Ms Bowbyes. For the same reasons as we have given in relation to the low and medium density residential zones, we recommend that:
- the permitted limit for RVA in the HDRZ be increased to 90 days per annum;
  - the requirements be deleted for RVA and homestays to only occupy a residential unit or a residential flat on a site, but not both at the same time;
  - addition of a minimum parking standard for RVA;
  - clarification of the standards relating to Council notification and record-keeping; and
  - other minor consequential and grammatical changes.
157. We note that, with RVA being a permitted activity in the HDRZ rather than a controlled activity, there would not be the ability to impose consent conditions relating to health and safety and guest management matters. We consider there is a need to include a standard for permitted activity RVA requiring smoke alarms to be provided in accordance with Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016. Based on the evidence we received from numerous submitters, we consider this to be an important, fundamental requirement protecting guests and the reputation of the District in terms of health and safety for visitors. In all other respects, we agree with the amendments to the RVA and homestay standards recommended by Ms Bowbyes and recommend they be accepted.

### **7.3 Business Mixed Use Zone**

158. For the BMUZ, the notified variation included homestays and RVA as permitted activities, to limits of 5 guests per night for homestays and 28 nights and 3 lets per year for RVA. Non-compliance with the standards for homestay and RVA resulted in each of those activities becoming a controlled activity. As a result of her consideration of the submissions, Ms Bowbyes recommended<sup>317</sup> some changes to these rules, in particular increasing the nights per year limit for RVA to 42; removing the limit of 3 lets per year; deletion of the standard

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<sup>315</sup> Refer to Footnote 173

<sup>316</sup> For example, Linda Worth (Submission 2351); Ella hardman (Submission 2048); Skyview Magic Ltd (Submission 2032); Dynamic Guest House Limited (Submission 2175); and the Luxury Accommodation Providers.

<sup>317</sup> A Bowbyes, Appendix A to her Reply evidence

restricting the number of vehicle trips per day to 8; addition of a standard requiring notification of the activity to the Council and record keeping<sup>318</sup>; and changes to the matters to which control is reserved for controlled activity applications.

159. We did not hear any evidence from submitters relating to the provisions in the BMUZ. Ms Bowbyes' evidence addressed her recommendations for an increase in the nights per year limit for RVA to 42, removal of the limit of 3 lets per year, other changes across all zones<sup>319</sup>; and the changes to the matters of control<sup>320</sup>.
160. The submissions from Ngai Tahu Property Limited<sup>321</sup>, and from Bachcare and Bookabach, and their associated proforma submissions, supported the notified provisions for the BMUZ. We recommend these submissions be accepted in part, subject to the amendments we recommend below.
161. The large group of proforma submissions identified by Ms Bowbyes<sup>322</sup> opposed the controlled activity standard for Homestays in the BMUZ, as hosts should be able to operate Homestays without the need for a resource consent. As we stated above in relation to the HDRZ, we concluded that there is potential for adverse effects on residential amenity from homestay activity, but this is able to be effectively managed by standards within the PDP, and an associated resource consents process for non-compliance with those standards. Accordingly, we recommend that these submissions be rejected.
162. The Luxury Accommodation Providers sought an increase in the permitted number of nights per year for RVA to 120, although the evidence from Mr Farrell did not specifically refer to the BMUZ provisions. We have addressed this matter in our consideration of the same standard for the low and medium density residential zones. We consider our findings and recommendations for those zones apply equally to the BMUZ, particularly when combined with controlled activity status for non-compliance with all standards, as notified and recommended to be retained by Ms Bowbyes. For the same reasons as we have given in relation to the low and medium density residential zones<sup>323</sup>, we recommend that:
- the permitted limit for RVA in the BMUZ be increased to 90 days per annum;
  - the requirements be deleted for RVA and homestays to only occupy a residential unit or a residential flat on a site, but not both at the same time;
  - addition of a minimum parking standard for RVA;
  - addition of a standard requiring smoke alarms for RVA;
  - clarification of the standards relating to Council notification and record-keeping; and
  - other minor consequential and grammatical changes.
- In all other respects, we agree with the amendments to the RVA and homestay standards recommended by Ms Bowbyes and recommend they be accepted.

#### **7.4 Rural Zone**

163. For the Rural Zone, the notified variation included homestays and RVA as permitted activities, to limits of 5 guests per night for homestays and 28 nights and 3 lets per year for RVA. Non-

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<sup>318</sup> With an associated Note regarding making records available to the Council for monitoring purposes

<sup>319</sup> A Bowbyes, EIC, paragraphs 9.82-9.83

<sup>320</sup> A Bowbyes, EIC, paragraph 11.59, in response to the submission from Coherent Hotel Limited (Submission 2524)

<sup>321</sup> Submission 2336

<sup>322</sup> Refer to Footnote 173

<sup>323</sup> And for the reasons we have given for a standard requiring smoke alarms for permitted activity RVA in the HDRZ

compliance with the standards for homestay and RVA resulted in each of those activities becoming a discretionary activity. As a result of her consideration of the submissions, Ms Bowbyes recommended<sup>324</sup> some changes to these rules, in particular increasing the nights per year limit for RVA to 42; removing the limit of 3 lets per year; addition of a standard requiring notification of the activity to the Council and record keeping<sup>325</sup>; and a change to the non-compliance status for both RVA and homestays to controlled activity with associated matters to which control is reserved.

164. We did not hear a great deal of evidence relating to the provisions in the Rural Zone. Ms Baker-Galloway presented legal submissions and Mr Fergusson provided evidence on behalf of a group of companies with interests in the Rural Zone<sup>326</sup>. Ms Bowbyes' evidence addressed her recommendations for an increase in the nights per year limit for RVA to 42, removal of the limit of 3 lets per year, the change to activity status for non-compliance with the standards<sup>327</sup>, and other changes across all zones<sup>328</sup>.
165. Some submitters<sup>329</sup> generally supported the Rural Zone variation provisions. Others opposed the rules for RVA and homestay and asked that they be deleted. For example, Glencoe Station Ltd<sup>330</sup> submitted that the Rural Zone contributes little to housing capacity and the housing in the zone will not be affordable. If there are any wider effects of short term visitor stays, the rural zone has capacity to absorb and avoid such adverse effects due to the generous nature of open space, distances between neighbours and the ability to provide for car parking and services. The submission states that short stay visitor stays within residential units and residential flats provides for the economic wellbeing of people and communities without adversely affecting the environmental qualities of the rural environment. Other submitters<sup>331</sup> made similar points regarding the effects of RVA and homestays in the Rural Zone. Some submitters<sup>332</sup> opposed the activity status for non-compliance with the permitted activity standards for RVA and homestays, generally seeking restricted discretionary or controlled activity status.
166. Mr Fergusson's evidence<sup>333</sup> analysed the variation's rural zone provisions in terms of statutory framework of the NPS-UDC; the Proposed RPS; and Section 32 of the Act. He concluded<sup>334</sup> that there is no basis in policy for the Rural Zone being regarded as an area for the supply of housing. He considered<sup>335</sup> there is much greater support in the PDP policies for the Rural Zone being a more diverse environment designed to accommodate a range of business activity, rather than being a zone for residential activity, with nothing in the Rural Zone provisions

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<sup>324</sup> A Bowbyes, Appendix A to her Reply evidence

<sup>325</sup> With an associated Note regarding making records available to the Council for monitoring purposes

<sup>326</sup> Glendhu Bay Trustees Ltd (Submission 2382); Darby Planning LP (Submission 2376); Glencoe Station Ltd (Submission 2379); Mt Christina Limited (Submission 2383)

<sup>327</sup> A Bowbyes, EiC, paragraph 10.10; Reply evidence 5.1-5.2

<sup>328</sup> A Bowbyes, EiC, paragraphs 9.82-9.83

<sup>329</sup> For example, Bookabach and Bachcare; Otago Fish and Game Council (Submission 2455); Federated Farmers of New Zealand (Submission 2540); Chris Abel (Submission 2087)

<sup>330</sup> Submission 2379 and similar submissions from Glendhu Bay Trustees Ltd (Submission 2382); Darby Planning LP (Submission 2376), and further submissions from Lake Hayes Ltd (FS2783) and Lake Hayes Cellar Limited (FS2784); Mt Christina Limited (Submission 2383),

<sup>331</sup> For example, Jeremy Bell Investments Limited (Submission 2225); BSTGT Limited (Submission 2487)

<sup>332</sup> For example, Release NZ Ltd (Submission 2041); the large group of proforma submissions identified by Ms Bowbyes. (Refer to Footnote 173

<sup>333</sup> C Fergusson, EiC, paragraphs 36-64

<sup>334</sup> C Fergusson, EiC, paragraph 15

<sup>335</sup> C Fergusson, EiC, paragraphs 89-104

supporting the concept of residential coherence or contributing towards housing capacity. It was his evidence<sup>336</sup> that the regulation of RVA and homestays has marginal utility in the Rural Zones and should be permitted without standards.

167. In her Evidence-in-chief, Ms Bowbyes agreed<sup>337</sup> with the submitters that residential cohesion and character are not as relevant in rural areas compared to urban residential areas. However, she did not agree with deleting the rules all together, as she considered they have a role in managing effects on rural amenity and landscape values. Ms Bowbyes did agree that reconsideration of the notified thresholds for permitted activities and the activity status for non-compliance warranted reconsideration in the rural zones generally. Ms Bowbyes further considered her position in relation to the rural areas during the hearing. In response to questions from the Panel, she noted<sup>338</sup> that providing for RVA and homestays would assist with achieving the strategic objective of diversification of land use in rural areas and that it would be appropriate to apply a less restrictive regime in the Rural Zone and WBRAZ. She recommended requiring controlled activity (rather than discretionary) for non-compliance with the standards, with matters of control relating to the scale of the activity, and management of noise, rubbish and outdoor activities.
168. At the hearing, Mr Fergusson confirmed the remaining difference between him and Ms Bowbyes for the Rural Zones was her recommendation for a limited number of standards and controlled activity status for non-compliance, as opposed to his recommendation for permitted activity with no standards. Mr Fergusson's evidence did not fully address the matters raised by Ms Bowbyes regarding the need for some standards and consent processes to effectively manage effects of RVA and homestays on rural amenity and landscape values. On the basis of her analysis, we accept the recommendation of Ms Bowbyes, and recommend that the activity status for non-compliance with the standards for RVA and homestays in Rural Zones be changed to controlled activity, with the associated matters of control.
169. As with other zones, the threshold number of days per year for permitted RVA was a matter of submission. Submitters sought a range of additional timeframes – 40<sup>339</sup>, 42/60<sup>340</sup>, 90<sup>341</sup> and 120<sup>342</sup>. Of these submitters, we received evidence specifically relating to the Rural Zone from Mr Farrell for the Luxury Accommodation Providers. He considered there was no justification whatsoever for restricting RVA in rural zones and supported an activity status of permitted or controlled activity up to a threshold of 120 nights per year. Ms Bowbyes considered<sup>343</sup> these submissions in recommending her increase from 28 to 42 nights per year for RVA in the Rural Zone. She also considered it would be appropriate for notification and record keeping standards to apply in all rural zones. We have discussed the question of this threshold earlier in this Report. Although our previous discussion was in the context of residential zones, we consider our findings also apply within a rural context. We are not satisfied there is any

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<sup>336</sup> C Fergusson, EIC, paragraphs 98 & 103-104

<sup>337</sup> A Bowbyes, EIC, paragraphs 10.1-10.10.

<sup>338</sup> Memorandum of Counsel for Queenstown Lakes District Council providing expert witness responses to issues raised during the hearing, Hearing Stream 15 – Visitor Accommodation, 14 September 2018, section 6

<sup>339</sup> Federated Farmers of New Zealand (Submission 2540)

<sup>340</sup> Ella Hardman (Submission 2048)

<sup>341</sup> Skyview Magic Ltd (Submission 2032); Kim Spencer-McDonald (Submission 2088); Shane Melton (Submission 2006); Anna Elms and Peter Smith (Submission 2323)

<sup>342</sup> The Luxury Accommodation Providers

<sup>343</sup> Memorandum of Counsel for Queenstown Lakes District Council providing expert witness responses to issues raised during the hearing, Hearing Stream 15 – Visitor Accommodation, 14 September 2018, section 6

justification in terms of effects on the surrounding rural environment to restrict permitted RVA more stringently in the Rural Zone compared with residential areas. We, therefore, recommend that the threshold be set at 90 days per year. We accept Ms Bowbyes' recommendation regarding the notification and record-keeping standards, with our amendments for clarification, and to require smoke alarms as a standard for permitted RVA (for the reasons we have given previously).

170. Anna Elms and Peter Smith<sup>344</sup> submitted regarding the requirement that a residential flat must be occupied by the permanent residents for it to be used as a homestay. They requested this standard be amended, so that it is only the residential unit that must be occupied, in order for the use of the residential flat for homestay to be permitted. Federated Farmers of New Zealand (Federated Farmers)<sup>345</sup> submitted similarly, and also sought that homestays be permitted within a residential unit or a farmhouse, or a residential unit attached to either, with no restriction on the number occupied at any one time. Federated Farmers sought an increase in the permitted number of guests for homestays from 5 to 8.
171. Ms Bowbyes addressed the submissions from Anna Elms & Peter Smith<sup>346</sup> and Federated Farmers<sup>347</sup> in her evidence-in-chief and elaborated in response to the evidence from Federated Farmers in her rebuttal evidence. She noted that the word "farmhouse" is not defined in the PDP and is encapsulated within the term "residential unit". She considered that the changes sought by Federated Farmers would result in the ability for two homestays to be established on the same site, with up to 10 guests per night for an unlimited number of nights per year, as a permitted activity. She did not consider this scale is the intent of the homestay provisions whereby the intent is to accommodate guests within a home and at an ancillary scale to the residential activities of the home. It was Ms Bowbyes' opinion that this potential scale of homestay activity would be significant, with a risk of adverse effects on the rural zones. Kim Reilly lodged a statement of evidence in support of Federated Farmers' submission, although she was unable to attend the hearing to present this to us. Having read Ms Bowbyes' evidence, Ms Reilly<sup>348</sup> generally supported the positions reached by Ms Bowbyes, other than the standard restricting the use, for either homestay or RVA, of both the primary dwelling and an unoccupied residential flat at the same time.
172. We have discussed this general matter earlier in this Report in relation to the standards for homestays in residential zones, which required the activity to occur in either an occupied residential unit or an occupied residential flat on a site, but not in both at the same time. We recommended this standard be deleted. However, we also recommended the associated addition of the words "*on a site*" to the standard limiting the number of paying guests (in order to clarify that this is the overall permitted activity threshold for a site, and not for each unit or flat). We recommended a similar deletion for the standard for RVA, also clarifying that the limit on the number of days per year is to be for the whole site. Although our previous discussion was in the context of residential zones, we consider our findings also apply within a rural context. We are not satisfied there is any justification in terms of effects on the surrounding rural environment to restrict permitted RVA and homestays more stringently in the Rural Zone compared with residential areas. We, therefore, recommend that these

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<sup>344</sup> Submission 2323

<sup>345</sup> Submission 2540

<sup>346</sup> We have referred to Ms Bowbyes' evidence on the submission from Anna Elms and Peter Smith (Submission 2323) earlier in this Report, in relation to the low and medium residential zones

<sup>347</sup> A Bowbyes, EiC, paragraphs 11.20-11.21; A Bowbyes, Rebuttal evidence, paragraphs 6.1-6.5

<sup>348</sup> K Reilly, Statement of Evidence, 6 August 2018

standards be deleted, with the associated clarification that the scale standards<sup>349</sup> are to be applied to the site.

## **7.5 Rural Residential and Rural Lifestyle Zones and Gibbston Character Zone**

173. The notified variation included homestays and RVA as permitted activities in the RRZ, RLZ & GCZ, to limits of 5 guests per night for homestays and 28 nights and 3 lets per year for RVA. Non-compliance with the standards for homestay and RVA resulted in those activities becoming a non-complying activity in the RRZ & RLZ, and discretionary activity in the GCZ. As a result of her consideration of the submissions, Ms Bowbyes recommended<sup>350</sup> some changes to these rules, in particular increasing the nights per year limit for RVA to 42; removing the limit of 3 lets per year for RVA; addition of standards requiring notification of the activities to the Council and record keeping<sup>351</sup>; and a change to the non-compliance status for both RVA and homestays in the RRZ & RLZ to discretionary activity (consistent with the notified GCZ).
174. We heard little evidence specifically relating to the provisions in the RRZ, RLZ or GCZ, other than from Ms Bowbyes. Ms Baker-Galloway presented legal submissions and Mr Fergusson provided evidence on behalf of a group of companies with interests in the RRZ & RLZ<sup>352</sup>.
175. Ms Bowbyes' evidence addressed her recommendations in the context of all the rural zones, for an increase in the nights per year limit for RVA to 42, removal of the limit of 3 lets per year, and the change to activity status for non-compliance with the standards<sup>353</sup>. We have set out her evidence above, in relation to the Rural Zone. The only difference from her recommendations for the Rural Zone was for the activity status for non-compliance with the standards. For the RRZ, RLZ and GCZ, she supported discretionary activity status, as notified for the GCZ and consistent with the status for VA in those zones<sup>354</sup>.
176. Many submitters who addressed the RRZ, RLZ and GCZ provisions (including some who also submitted on the Rural Zone) requested the same or similar amendments to those sought for the Rural Zone<sup>355</sup> and provided the same or similar reasons.

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<sup>349</sup> No of guests per night for homestays, and number of nights per year for RVA

<sup>350</sup> A Bowbyes, Appendix A to her Reply evidence

<sup>351</sup> With an associated Note regarding making records available to the Council for monitoring purposes

<sup>352</sup> Glendhu Bay Trustees Ltd (Submission 2382); Darby Planning LP (Submission 2376); Glencoe Station Ltd (Submission 2379); Mt Christina Limited (Submission 2383)

<sup>353</sup> A Bowbyes, EiC, paragraphs 10.1-10.10; Reply evidence 5.1-5.2

<sup>354</sup> A Bowbyes, EiC, paragraph 10.10

<sup>355</sup> For example:

- General support for the provisions from Bookabach and Bachcare; Otago Fish and Game Council (Submission 2455); Federated Farmers of New Zealand (Submission 2540); Chris Abel (Submission 2087); New Zealand Transport Agency (Submission 2538); Real Journeys (Further Submission 2760)
- Requests to delete the rules for RVA and homestays from Darby Planning LP (Submission 2376); Fiskin & Associates (Submission 2372); Streat Developments Limited (Submission 2311); Mount Christina Limited (Submission 2382); Crown Investments Limited (Submission 2307); Anna Simmonds (Submission 2139); Mt Rosa Wines Limited (Submission 2223); Gibbston Highway Limited (Submission 2227)
- Opposition to the activity status for non-compliance with the standards from Fiskin & Associates (Submission 2372); Streat Developments Limited (Submission 2311); Release NZ Ltd (Submission 2041); and from the large proforma group identified by Ms Bowbyes in relation to the GCZ. (Refer to Footnote 173)
- Requests to change the number of days per year for permitted RVA from Ella Hardman (Submission 2048); Skyview Magic Ltd (Submission 2032); the Luxury Accommodation Providers; Karen Page (Submission 2368)

177. Mr Fergusson's evidence<sup>356</sup> analysed the variation's provisions for the RRZ & RLZ in terms of the statutory framework of the NPS-UDC; the Proposed RPS; and Section 32 of the Act. He acknowledged<sup>357</sup> that the purpose of these zones is to provide residential living opportunities, and that residential development is anticipated and appropriate within these zones. He considered<sup>358</sup> Policy 22.2.2.1 provided qualified support for visitor accommodation in terms of location, scale and style. He analysed<sup>359</sup> the likely adverse effects from homestay and RVA to be from its nature and scale, parking, noise and hours of operation. He concluded that, given the size and scale of other rural activities occurring in the RRZ & RLZ, short stay accommodation within dwellings would not be capable of generating adverse effects that are incompatible with the zones and justify regulation. He supported permitted activity status for RVA and homestays with no standards<sup>360</sup>.
178. Given the wording of Objective 22.2.2 and Policy 22.2.2.1, which seek to provide for visitor accommodation which, in terms of location, scale and type, are compatible with and enhance the predominant activities of the zone (being rural and residential activities), we are not satisfied on the basis of Mr Fergusson's evidence that this can be achieved through permitted activity status with no standards for RVA and homestays. We prefer the evidence of Ms Bowbyes and accept her evaluation pursuant to section 32AA<sup>361</sup> that limited standards, combined with discretionary activity status for non-compliance would be more effective and efficient at managing the potential adverse effects from RVA and homestays, and at achieving the objectives and implementing the policies of these zones.
179. We have discussed the range of matters raised in the submissions in relation to the Rural Zone and consider our findings there also generally apply to the RRZ, RLZ and GCZ. Other than in relation to the activity status for non-compliance with the standards (for which we accept the evidence from Ms Bowbyes), we are satisfied the provisions for the RRZ, RLZ and GCZ should be the same as for the Rural Zone. We, therefore, accept Ms Bowbyes' recommendations, with the additional amendments we have recommended for the other zones<sup>362</sup> (for the reasons previously given in this Report).

## **7.6 Wakatipu Basin Rural Amenity Zone**

180. The submissions on the notified provisions for the Wakatipu Basin (Chapter 24) have been heard by a separately constituted Panel in Stream 14. However, the submissions relating to VA, RVA and homestays were transferred to Stream 15, so they can be heard in conjunction with other submissions on these matters<sup>363</sup>.
181. The notified variation rules for RVA and homestays in the WBRAZ were identical to those for the Rural Zone, with homestays and RVA as permitted activities, to limits of 5 guests per night for homestays and 28 nights and 3 lets per year for RVA. Non-compliance with the standards for homestay and RVA resulted in those activities becoming a discretionary activity. As a result

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<sup>356</sup> C Fergusson, EiC, paragraphs 36-64

<sup>357</sup> C Fergusson, EiC, paragraph 95

<sup>358</sup> C Fergusson, EiC, paragraph 96

<sup>359</sup> C Fergusson, EiC, paragraph 97

<sup>360</sup> C Fergusson, EiC, paragraphs 103 & 104

<sup>361</sup> A Bowbyes, Appendix B to her Reply evidence

<sup>362</sup> Relating to the use of a residential unit and/or residential flat per site, 90 nights occupation by paying guests on a site per 12 month period, 5 paying guests applying to the site for homestays, smoke alarms, and clarification of the standards for notification and record-keeping

<sup>363</sup> A Bowbyes, EiC, paragraph 10.11

of her consideration of the submissions, Ms Bowbyes recommended<sup>364</sup> some changes to these rules, in particular increasing the nights per year limit for RVA to 42; removing the limit of 3 lets per year for RVA; addition of standards requiring notification of the activities to the Council and record keeping<sup>365</sup>; and a change to the non-compliance status for both RVA and homestays to controlled activity with associated matters to which control is reserved (other than in the Lifestyle Precinct). In the Lifestyle Precinct, Ms Bowbyes recommended retaining the notified discretionary activity status.

182. We heard no evidence specifically relating to the provisions in the WBRAZ, other than from Ms Bowbyes<sup>366</sup>. Ms Bowbyes' evidence summarised the submissions received on the WBRAZ provisions. Several submissions were received on the homestay and RVA provisions, although we did not hear evidence from these parties in relation to this zone. As with the other rural and rural living zones, the submissions can be grouped into those that:

- generally support the zone provisions<sup>367</sup>;
- generally oppose the provisions and request that they be deleted<sup>368</sup>;
- oppose the permitted RVA standards of 28 days and 3 lets per year for guests<sup>369</sup>;
- oppose the permitted homestay standard of 5 guests per night<sup>370</sup>;
- oppose the discretionary activity status for non-compliance with the standards for RVA and/or homestays<sup>371</sup>;
- oppose the standard requiring a residential flat to be occupied by the permanent residents for it to be used as a homestay<sup>372</sup>.

183. Ms Bowbyes stated<sup>373</sup> that her discussion regarding submissions on the Rural Zone and the RRZ & RLZ is directly relevant to the submissions received regarding the WBRAZ. She agreed with submitters that the rural and rural living zones are not key providers of residential capacity. However, she considered it is appropriate to place restrictions on visitor accommodation activities to ensure that the resultant effects are appropriately managed. Accordingly, she based her recommendations for amendments to the WBRAZ rules on those she had recommended for the other rural and rural living zones, which we have referred to earlier in this Report.

184. We have discussed these matters in relation to the Rural Zone and the rural living zones (RRZ & RLZ) and consider our findings there generally apply to the WBRAZ. We accept Ms Bowbyes' evidence that, in relation to RVA and homestay effects, the Rural Zone is applicable to the WBRAZ generally; and the RRZ & RLZ to the Lifestyle Precinct. We are satisfied the provisions for the WBRAZ should be the same as for the Rural Zone, other than the Lifestyle Precinct

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<sup>364</sup> A Bowbyes, Appendix A to her Reply evidence

<sup>365</sup> With an associated Note regarding making records available to the Council for monitoring purposes

<sup>366</sup> A Bowbyes, EiC, paragraphs 10.11-10.24

<sup>367</sup> Bookabach; Bachcare and its associated proforma submissions; Otago Fish and Game Council (Submission 2455); Federated Farmers of New Zealand (Submission 2540); New Zealand Transport Agency (Submission 2538)

<sup>368</sup> For example: BSTGT Limited (Submission 2487); Darby Planning LP (Submission 2376); Trojan Helmet Limited (Submission 2387) and other similar submissions

<sup>369</sup> For example: The Luxury Accommodation Providers; Karen Page (Submission 2368); Slopehill Properties Limited (Submission 2584); BSTGT Limited (Submission 2487); Lakes Hayes Investments Limited (Submission 2291); M McGuinness (Submission 2292); R & M Donaldson (Submission 2229) and other similar submissions

<sup>370</sup> For example: BSTGT Limited (Submission 2487);

<sup>371</sup> Slopehill Properties Limited (Submission 2584)

<sup>372</sup> Anna Elms and Peter Smith (Submission 2323)

<sup>373</sup> A Bowbyes, EiC, paragraphs 10.11-10.24



which should be the same as the RRZ & RLZ. We, therefore, accept Ms Bowbyes' recommendations, with the additional amendments we have recommended for the other zones<sup>374</sup> (for the reasons previously given in this Report).

## **7.7 Jacks Point, Millbrook Resort and Waterfall Park Zones**

### *7.7.1 Overview*

185. The notified variation rules for homestays and RVA provided for the following in the Jacks Point, Millbrook Resort and Waterfall Park Zones:
- Jacks Point – Permitted activities within the Residential Activities Areas, Village Area, and Home Site Activity Area;
  - Waterfall Park – Permitted activities within the Residences Area (R) of the Structure Plan;
  - Millbrook Resort – Permitted activities in the Residential Activity Area;
  - All Zones - Limits of 5 guests per night for homestays and 28 nights and 3 lets per year for RVA;
  - All Zones - Non-compliance with the standards for homestay and RVA resulted in the activities becoming a non-complying activity.
186. Submissions were received, and legal submissions and evidence presented<sup>375</sup> at the hearing, in relation to both Jacks Point and Millbrook, from companies with significant property interests in those zones<sup>376</sup>. Ms Bowbyes responded to these submissions in her Evidence-in-chief<sup>377</sup>, Rebuttal evidence<sup>378</sup> and Reply evidence<sup>379</sup>, as well as in her answers to the Panel's questions during the hearing<sup>380</sup>. She recommended substantial amendments to the provisions for these zones through the course of her evidence, reaching a high level of agreement with the submitters. We will not traverse the course of her evidence, and her reconsideration of her recommendations, as that would unnecessarily extend this Report. Rather, we will focus on the remaining differences between Ms Bowbyes and the submitters following the position she reached in her Reply evidence.

### *7.7.2 Jacks Point Zone*

187. The principal unresolved matter between Ms Bowbyes and Mr Fergusson, on behalf of the Jacks Point Group, related to the manner in which homestays and RVA are provided for in the Village Activity Area (V(JP)) and Homestead Bay Village Activity Area (V(HB)). In her Reply evidence, Ms Bowbyes recommended that the provisions applying to RVA and homestays in the Village Activity Areas be amended and simplified so that these activities sit within the Comprehensive Development Framework (CDP) of the Decisions Version of the Jacks Point

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<sup>374</sup> Relating to the use of a residential unit and/or residential flat per site, 90 nights occupation by paying guests on a site per 12 month period for RVA, 5 paying guests applying to the site for homestays, smoke alarms, and clarification of the standards for notification and record-keeping

<sup>375</sup> M Baker-Galloway and C Fergusson, on behalf of Darby Planning PL (Submission 2376); Henley Downs Farm Holdings Limited and Henley Downs Land Holdings Limited (Submission 2381); B O'Malley and J Edmonds on behalf of Millbrook Country Club Limited (Submission 2295)

<sup>376</sup> Jacks Point – Darby PL (Submission 2376); Henley Downs Farm Holdings Limited and Henley Downs Land Holdings Limited (Submission 2381) (Jacks Point Group); Millbrook – Millbrook Country Club Limited (Submission 2295)

<sup>377</sup> A Bowbyes, EiC, paragraphs 9.128-9.141

<sup>378</sup> A Bowbyes, Rebuttal evidence, paragraphs 10.1-10.6, in response to the evidence of Christopher Fergusson for Darby PL, Henley Downs and others (Submissions 2373, 2376, 2379, 2381, 2382, 2383, 2384)

<sup>379</sup> A Bowbyes, Reply evidence, paragraphs 6.1-6.2

<sup>380</sup> Memorandum of Counsel for Queenstown Lakes District Council providing expert witness responses to issues raised during the hearing, Hearing Stream 15 – Visitor Accommodation, 14 September 2018, sections 7 & 8

Zone Chapter (Rule 41.4.2.1). She included an analysis pursuant to section 32AA<sup>381</sup> which concluded that this approach would be more effective and efficient than the notified provisions.

188. In her response to the Panel's questions<sup>382</sup>, Ms Bowbyes stated that the provisions (in the Decisions Version of Chapter 41) require a CDP to be incorporated into the PDP prior to development commencing in the Village Areas. Rule 41.4.2.1 provides for a list of activities, including residential activities and visitor accommodation, to be controlled activities provided they are in accordance with a CDP incorporated in the District Plan. In her Reply version of the variation, Ms Bowbyes recommended inserting provision for "residential visitor accommodation" and "homestay" into this rule. She referred us to the comprehensive list of matters of control associated with this rule. Ms Bowbyes also noted that this rule is under appeal, with the appeal seeking that activities in accordance with a CDP be permitted rather than controlled.
189. In answer to the Panel's questions at the hearing, Mr Fergusson confirmed that an outstanding matter between him and Ms Bowbyes is whether RVA and homestays should be controlled or permitted activities in the Village Areas. Mr Fergusson considered these activities should be permitted, without standards, in the Village Areas. It was Mr Fergusson's evidence<sup>383</sup> that commercial areas, such as the Jacks Point Village Areas, are where visitor accommodation is anticipated and further rules are unnecessary and inappropriate in that they undermine the purpose of these areas. It was his opinion<sup>384</sup> that the purpose of the CDP rule is primarily to manage the spatial layout of development across the Village. We presume he meant that the controlled activity process is not relevant to applications for RVA or homestays. However, from our reading of the matters of control in Rule 41.4.2.1, they would allow consideration of parking and traffic effects, storage, loading and service areas, for example, all of which have been expressed to us as effects of concern from RVA and homestays. Mr Fergusson himself noted<sup>385</sup> that factors such as traffic, parking and amenity values are managed through this CDP rule. We consider it would be more efficient and effective for the RVA and homestay provisions for the Village Areas to sit within Rule 41.4.2.1. They would then be managed in the same manner as residential activities and visitor accommodation. This would be more efficient in terms of implementation of the plan provisions and would allow effective consideration of potential adverse effects, albeit with the efficiency of a controlled activity application. Accordingly, we accept Ms Bowbyes' evidence and recommendation on this matter and recommend that this part of this submission be rejected.
190. We also note from Mr Fergusson's evidence that he did not agree with Ms Bowbyes that the activity status for non-compliance with the standards for RVA and homestays in the Residential Areas should be non-complying activity. In his evidence, he specifically raised a concern<sup>386</sup> that non-complying is more restrictive than the discretionary activity status for

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<sup>381</sup> A Bowbyes, Appendix B to her Reply evidence

<sup>382</sup> Memorandum of Counsel for Queenstown Lakes District Council providing expert witness responses to issues raised during the hearing, Hearing Stream 15 – Visitor Accommodation, 14 September 2018, section 8

<sup>383</sup> C Fergusson, EiC, paragraph 65

<sup>384</sup> C Fergusson, EiC, paragraph 25

<sup>385</sup> C Fergusson, EiC, paragraph 79

<sup>386</sup> C Fergusson, EiC, paragraphs 70-71; table in paragraph 76; paragraphs 83-84

visitor accommodation in these areas<sup>387</sup>. He did not highlight this as being a remaining point of difference in his presentation to us at the hearing, and the legal submissions from Ms Baker-Galloway stated<sup>388</sup> that alignment had been reached between Mr Fergusson and the Council over the treatment of RVA in the Jack Point Residential Activity Areas. Despite this matter not being pursued further by Mr Fergusson, we agree with his evidence that non-complying status is unduly restrictive for non-compliance with the standards for RVA and homestays in the Residential Areas, particularly when visitor accommodation is specified as a discretionary activity. We accept Mr Fergusson's evidence and recommend that the status for non-compliance with the standards be changed to discretionary.

191. In all other respects, we recommend that the provisions for Jacks Point recommended by Ms Bowbyes be accepted (subject to the additional amendments we have recommended for the other residential zones<sup>389</sup>, for the reasons previously given in this Report) – these also being accepted in the legal submissions and evidence from the Jacks Point Group<sup>390</sup>. We recommend that the submissions from the Jacks Point Group be accepted in part.

### 7.7.3 Millbrook Resort and Waterfall Park Zones

192. At the time of the hearing, the principal unresolved matter between Ms Bowbyes and Mr Edmonds related to the number of days per year that RVA should be permitted in the Millbrook Residential Activity Area. At that time, Ms Bowbyes had acknowledged in her response to the Panel's questions<sup>391</sup> that Millbrook and Waterfall Park are resorts, rather than urban areas, providing temporary visitor accommodation, and that she considered it was appropriate to relax the RVA and homestay provisions for those zones. This was supported by Mr Edmonds whose evidence<sup>392</sup> set out the purpose and objective of the Millbrook Resort Zone, both of which emphasise its visitor accommodation role. He also informed us about the existing situation at Millbrook Resort, where there is a resource consent for 150 lots to be used for visitor accommodation up to 179 nights per year, with approximately 20% of the houses at Millbrook being managed by the company for RVA use. As one of only two resort zones in the District, Mr Edmonds considered that, to give effect to the purpose and objective, a more flexible approach than initially recommended by Ms Bowbyes should occur. In her Reply evidence<sup>393</sup>, having considered the evidence of Mr Edmonds, Ms Bowbyes expressed her view that it is appropriate to amend the standard for RVA to include a maximum permitted threshold of 179 nights per annum. This was consistent with the evidence of Mr Edmonds and as requested by Millbrook Country Club<sup>394</sup>.

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<sup>387</sup> In the Decisions Version of Chapter 41, visitor accommodation is listed as a restricted discretionary activity in Table 1 for the Residential R(HD)- E Activity Areas; and is a discretionary activity in all other Residential Activity Areas through Rule 41.3.2.1

<sup>388</sup> Legal submissions on behalf of the Jacks Point Group, from M Baker-Galloway, paragraph 49

<sup>389</sup> Relating to clarification that thresholds for RVA and homestays apply on each site; addition of a minimum parking standard for RVA; smoke alarms, and clarification of the standards for notification and record-keeping.

<sup>390</sup> Darby PL (Submission 2376); Henley Downs Farm Holdings Limited and Henley Downs Land Holdings Limited (Submission 2381)

<sup>391</sup> Memorandum of Counsel for Queenstown Lakes District Council providing expert witness responses to issues raised during the hearing, Hearing Stream 15 – Visitor Accommodation, 14 September 2018, section 7

<sup>392</sup> J Edmonds, EiC, paragraphs 32-39

<sup>393</sup> A Bowbyes, Reply evidence, paragraphs 7.1-7.5

<sup>394</sup> Submission 2295

193. Ms Bowbyes also stated<sup>395</sup> that she continued to recommend restricted discretionary activity status for non-compliance with the permitted activity standards. Her recommended amendments to the variation provisions were shown in Appendix A to her Reply evidence, and analysed pursuant to section 32AA in her Appendix B. However, we note<sup>396</sup> that Appendix A showed the non-compliance status as controlled activity for RVA and homestay, with matters of control being included; and Appendix B included her analysis of the change which supported controlled activity status as being more effective and efficient than the notified provisions. We have taken her evidence to support controlled activity status, given her analysis pursuant to section 32AA.
194. Ms Bowbyes also addressed the provisions for the Waterfall Park Zone, the other resort zone in the PDP. She stated in her Reply evidence that a consistent approach should be applied to both zones, given their purposes as resorts. She considered there was scope available for amending the Waterfall Park provisions, based on the submissions received. We accept her assessment of this.
195. Accordingly, based on the evidence we received and the agreement between Ms Bowbyes and Mr Edmonds, we are satisfied that it would be more effective and efficient to amend the variation provisions for the Millbrook Resort and Waterfall Park Zones, as recommended by Ms Bowbyes, subject to the additional amendments we have recommended for the other residential zones<sup>397</sup> (for the reasons previously given in this Report). We recommend that the submissions requesting these amendments be accepted.

## 8. RULES – NOTIFICATION AND NON-NOTIFICATION PROVISIONS

196. The variation proposed new rules requiring non-notification of restricted discretionary activity applications for visitor accommodation (VA) in the VASZs of the LDRSZ, MDRZ and LLZ; the Wanaka and Arrowtown Town Centre Transition Overlays (TCTOs), and the HDRZ. In the Reply version of the variation, Ms Bowbyes recommended retention of these provisions and addition of the VASZs in the ARHMZ, as well as non-notification of restricted discretionary activity applications for RVA in the VASZs and TCTOs of the LDRSZ, MDRZ, ARHMZ and LLZ.
197. The submissions on notification / non-notification can be grouped into those that:
- generally support the provisions<sup>398</sup>;
  - generally oppose the provisions<sup>399</sup>;
  - support the non-notification provision for VA in the VASZ of the LLRZ<sup>400</sup>;

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<sup>395</sup> A Bowbyes, Reply evidence, paragraphs 7.3 & 7.5

<sup>396</sup> A Bowbyes, Reply evidence, Appendices A & B

<sup>397</sup> Relating to clarification that thresholds for RVA and homestays apply on each site; addition of a minimum parking standard for RVA; smoke alarms, and clarification of the standards for notification and record-keeping.

<sup>398</sup> Fiskin & Associates (Submission 2372); Mt Crystal Ltd (Submission 2450); Coherent Hotel Limited (Submission 2524); Manor Holdings (Submission 2616); SJE Shotover Ltd (Submission 2617); QRC Lodge Ltd (Submission 2337); Skyline Enterprises Ltd (Submission 2493); Pro-Invest NZ Property 1 Limited Partnership (Submission 2615)

<sup>399</sup> George Bridgewater (Submission 2011); Rachel Bridgewater (Submission 2012); Kain Froud (Submission 2017); Bronwyn Brock (Submission 2042)

<sup>400</sup> Wanaka Kiwi Holiday Parks and Motels Limited (Submission 2613)

- request the non-notification requirements be widened to include all restricted discretionary activity VA and/or RVA applications (not just in the VASZ)<sup>401</sup>;
- request all RVA and homestay applications that exceed the standards be notified (at least to adjoining neighbours)<sup>402</sup>;
- request that all RVA and homestay applications be notified to adjoining / affected neighbours<sup>403</sup>.

198. Ms Bowbyes addressed the submissions seeking that all RVA and homestay applications be required to be non-notified in her Evidence-in-chief<sup>404</sup>. She stated her view that the usual tests for notification under the Act 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. She considered the submitters had not given sound reasons for moving away from the usual tests for notification and recommended these submissions be rejected. We did not receive any evidence supporting this change and accept the position of Ms Bowbyes. We do not recommend any amendments as a result of those submissions.

199. Ms Bowbyes considered the matter of notification rules further in her Reply evidence<sup>405</sup>, in response to a question from the Panel. The Panel asked<sup>406</sup> her to consider whether any amendments are needed to the notification rules to avoid any unexpected, and potentially disabling outcomes, as a result of the amendments made to the notification provisions of the Act that came into effect late in 2018. Ms Bowbyes set out her analysis of the recent amendments to the Act. She concluded the provisions (ss95A(5)(b)(iii)) precluding public notification for “*boundary activities*” are not directly relevant to the visitor accommodation variation, due to the definition of “*boundary activity*”. She considered the provisions (ss95A(5)(b)(ii)) that preclude public notification of “*a ... restricted discretionary activity, but only if the activity is a subdivision of land or a residential activity*” would be relevant and would capture RVA and homestay activities located on residentially zoned land. She considered this would apply to most zones covered by the variation, other than the Business Mixed Use, Rural and Wakatipu Basin Rural Amenity (outside the Lifestyle Precinct) Zones; and the areas of the Jacks Point, Millbrook and Waterfall Park Zones (outside the Residential Activity Areas). It was Ms Bowbyes’ opinion that public notification would, therefore, be precluded for RVA and homestays in these areas, if the activity status is discretionary or restricted discretionary, although limited notification would remain an option pursuant to s95B of the Act. On the basis of her analysis, Ms Bowbyes did not recommend any amendments to the notification provisions included in her Reply evidence.

200. We received very little evidence from the submitters regarding the rules for notification.

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<sup>401</sup> Bookabach; Bachcare and its associated proforma submissions; Teece Irrevocable Trust No. 3 (Further Submission 2738); Release NZ Ltd (Submission 2041); Wanaka Selection Limited (Submission 2216); Varina Proprietary Ltd and Krook Nominees Proprietary Limited (Submission 2221); the Luxury Accommodation Providers; and the large group of proforma submissions identified by Ms Bowbyes. (Refer to Footnote 173).

<sup>402</sup> Nona James (Further Submission 2798)

<sup>403</sup> Allan McLaughlin (Submission 2045)

<sup>404</sup> A Bowbyes, EiC, paragraphs 9.104-9.106

<sup>405</sup> A Bowbyes, Reply evidence, paragraphs 2.3-2.5

<sup>406</sup> Minute of 29 September 2018

201. Mr Dent, on behalf of Mt Crystal Limited<sup>407</sup> gave evidence<sup>408</sup> supporting non-notification for RVA in the VASZ and the HDRZ. Ms Bowbyes responded to this in her Rebuttal evidence<sup>409</sup>. She agreed with Mr Dent that, in conjunction with the recommended changes to provide a more enabling regime for RVA within the VASZ, it should also be subject to a non-notification rule. She considered that, to be consistent, this should also apply to RVA within TCTOs. She included these amendments in her Reply version of the variation. We accept Ms Bowbyes' evidence on this matter. Ms Bowbyes did not, however, comment on Mr Dent's evidence that this approach to non-notification for RVA should also be extended to the HDRZ, where the variation proposed VA as a non-notified, restricted discretionary activity. This may have been an oversight by Ms Bowbyes. The Panel agrees with Mr Dent that, consistent with Ms Bowbyes' recommended changes regarding non-notification of restricted discretionary activity applications for RVA in VASZs, it would more effective and efficient to require such applications also to be non-notified in the HDRZ. This would also be consistent with the non-notification rule for visitor accommodation in that zone. With this addition, we recommend that Ms Bowbyes' amendments to the non-notification provisions be accepted and we recommend this submission from Mt Crystal Limited be accepted.
202. We have given further consideration to our concerns regarding the effect of the recent amendments to the notification provisions of the Act. We accept Ms Bowbyes' analysis that the limited notification provisions of the Act would still be able to be applied to restricted discretionary and discretionary activities on residentially zoned land and that, where not specifically precluded by the Act, the usual tests for notification would continue to apply. However, we retain a concern regarding the lack of ability to publicly notified restricted discretionary activities applications for RVA in the low and medium density residential zones, outside the VASZs and TCTOs.
203. Section 77D of the Act states that "*A local authority may make a rule specifying the activities for which the consent authority—(a) must give public notification of an application for a resource consent*". However, the implementation of such a rule is now constrained by the recently enacted provisions in Sections 95-95G of the Act, setting out a step-by-step process for determining whether a consent application can, or should, be publicly notified. Our understanding is that, even if the PDP includes a provision (pursuant to s77D) requiring public notification of an application, it cannot be implemented where public notification is precluded by s95A(5)(b)<sup>410</sup>. This would apply to RVA and homestay activities located on residentially zoned land, if the activity status is discretionary or restricted discretionary. If the application is for a controlled activity, both public and limited notification are precluded by s95A(5)(b) and s95B(6)(b).
204. There is a possibility that these recent provisions of the Act may be changed at some stage in the future, such that the PDP can determine what applications are required to be publicly or limited notified. It is our view that the PDP should include appropriate provisions for the public and/or limited notification of RVA and homestay activities located on residentially zoned land where the activity status is discretionary or restricted discretionary. We

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<sup>407</sup> Submission 2450

<sup>408</sup> S Dent, EiC, paragraphs 34 & 48

<sup>409</sup> A Bowbyes, Rebuttal evidence, paragraphs 3.14-3.16

<sup>410</sup> Our understanding of the operation of these sections of the Act has been assisted by the supplementary legal submissions (dated 27 September 2018) from Mr Brabant (on behalf of Coherent Hotel Limited); the memorandum of counsel from Ms Ward for ZJV (NZ) Limited (dated 27 September 2018); and the Reply Representations / Legal Submissions for the Council (dated 15 October 2018).

recommend the Council give further consideration to the implications of the legislation regarding notification and to initiating a variation at an appropriate time.

## 9. RULES – ACTIVITIES –VISITOR ACCOMMODATION

### 9.1 Low and Medium Density Residential Zones and High Density Residential Zone

205. The notified variation introduced provisions for visitor accommodation (VA) in the low and medium density residential zones and the HDRZ. In the low and medium density residential zones, visitor accommodation was notified as a restricted discretionary activity in the VASZ for the LDSRZ, MDRZ & LLRZ and in the Wanaka and Arrowtown TCTOs, and a non-complying activity outside those areas. In the HDRZ, visitor accommodation was notified as a restricted discretionary activity throughout the zone.
206. Many of the submissions supported the notified activity status for VA and sought their retention. Ms Bowbyes summarised these submissions in her Evidence-in -chief<sup>411</sup> and we will not repeat this here. A group of submitters<sup>412</sup> sought that VA within a VASZ be a controlled activity rather than restricted discretionary; and the Safari Group of Companies<sup>413</sup> sought that the restricted discretionary activity status for VA in the HDRZ be changed to controlled activity. For VA outside a VASZ, submitters<sup>414</sup> requested that the activity status be changed from non-complying to restricted discretionary.
207. In relation to the requests for controlled activity status for VA, it was Ms Bowbyes' evidence<sup>415</sup> that this would result in a framework that is too enabling for VA in residential zones, where residential activity is to remain the primary activity. Ms Bowbyes noted that VA may comprise a large scale hotel complex. She did not consider that this would be at the minor level of complexity suited to controlled activity status which must be granted and be approved within 10 working days. Controlled activity status would mean that impacts on residential amenity could only be addressed through conditions of consent. She considered that building design and appearance are difficult to influence via conditions. In her view restricted discretionary activity status for VA is 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. We did not receive any evidence from these submitters on this matter, although the evidence of Mr Grala for Coherent Hotels Limited<sup>416</sup> supported Ms Bowbyes' position. We accept Ms Bowbyes' evidence and recommend that the notified restricted activity status be retained for VA in the HDRZ.
208. Ms Bowbyes' evidence<sup>417</sup> also addressed requests for the activity status of VA outside a VASZ to be changed from non-complying to restricted discretionary. This is the same status as was notified for VA within a VASZ. In her opinion, the VASZ is an important tool for providing a degree of certainty as to the appropriate location of VA in urban areas outside the commercial zones. Ms Bowbyes considered that providing for VA as restricted discretionary outside the

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<sup>411</sup> A Bowbyes, EiC, paragraphs 11.48-11.52

<sup>412</sup> For example, Speargrass Commercial Limited (Submission 2476); Jade Lake Queenstown Limited (Submission 2560); Fiskin & Associates (Submission 2372); Church Street Trustee Ltd (Submission 2375) in respect of the ARHMZ; The Escarpment Limited (Submission 2230); T Rovin (Submission 2228); Broadview Villas Limited (Submission 2222)

<sup>413</sup> Submission 2339

<sup>414</sup> Fiskin & Associates (Submission 2372); Safari Group of Companies (Submission 2339)

<sup>415</sup> A Bowbyes, EiC, paragraphs 11.57-11.58

<sup>416</sup> Submission 2524

<sup>417</sup> A Bowbyes, EiC, paragraphs 11.60-11.63

VASZs, with the same activity status as within the VASZs, would undermine the rationale for the sub-zone, and would result in the opportunity for significant adverse effects on residential cohesion and amenity. She acknowledged the submissions from Fiskin & Associates regarding the critical importance of VA to the District's economy, but it was her view that this needs to be balanced against the need to provide for residential areas. She noted that VA is anticipated in the various town centre zones, as well as the Business Mixed Use and Local Shopping Centre Zones. She considered that it is appropriate to provide the most enabling framework for VA in those zones, rather than in the residential zones. Again, we did not receive any evidence from these submitters on this matter, although the evidence of Mr Grala for Coherent Hotels Limited<sup>418</sup> supported Ms Bowbyes' position<sup>419</sup>. We accept Ms Bowbyes' evidence and recommend that the notified non-complying activity status be retained for VA outside VASZs.

209. Coherent Hotel Limited<sup>420</sup> sought changes to the notified matters of discretion for VA within a VASZ, in order to simplify them. Ms Bowbyes agreed with the submitter that the matter of discretion can be abbreviated and included recommended amendments in her Reply version of the variation. She did not agree with all the submitter's requested changes, particularly where she considered the matters were necessary to ensure that effects on residential character and amenity values can be appropriately managed through the resource consent process. The evidence of Mr Grala<sup>421</sup>, on behalf of Coherent Hotels Limited, supported the recommendations put forward by Ms Bowbyes in relation to the matters of discretion. In addition, Mr Dent<sup>422</sup>, on behalf of Mount Crystal Limited<sup>423</sup>, recommended including reference to *Infrastructure, servicing and capacity* in the matters of discretion for VA in VASZ in MDRZ. Ms Bowbyes supported<sup>424</sup> this addition, on the basis that VA activities may result in greater demand on servicing than the residential density provided for by the MDRZ zoning<sup>425</sup>. We accept Ms Bowbyes' recommended amendments to the matters of discretion and recommend these submissions be accepted in part.
210. Ms Bowbyes' evidence<sup>426</sup> also addressed a submission from Fiskin & Associates and Church Street Trustee Limited<sup>427</sup> which highlighted that, despite Map 27 showing VASZs in the ARHMZ, the variation did not include provision for VA activities within those sub-zones. Ms Bowbyes acknowledged that these provisions were omitted in error and recommended their inclusion in the ARHMZ. The provisions would mirror those for VASZ in the other low and medium density residential zones, and those for the Arrowtown TCTO, achieving consistency between chapters. We recommend Ms Bowbyes' recommended additions be accepted to include provision for VA activities within the VASZs of the ARHMZ, and that these submissions be accepted.

## 10. RECOMMENDED AMENDMENTS PURSUANT TO CLAUSE 16(2)

211. Clause 16(2) of the First Schedule to the Act provides that:

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<sup>418</sup> Submission 2524

<sup>419</sup> N Grala, EiC, paragraph 31

<sup>420</sup> Submission 2524

<sup>421</sup> N Grala, EiC, paragraph 32

<sup>422</sup> S Dent, EiC, paragraph 32

<sup>423</sup> Submission 2450

<sup>424</sup> A Bowbyes, Rebuttal evidence, paragraphs 3.11-3.13

<sup>425</sup> Ms Bowbyes did not consider there was any scope in the submissions for this matter to also be included for other zones with VASZ, although she considered that it should – Rebuttal evidence, paragraph 3.12

<sup>426</sup> A Bowbyes, EiC, paragraphs 12.7 & 12.8

<sup>427</sup> Submissions 2372 & 2375



*(2) a local authority may make an amendment, without using the process in the schedule, to its proposed policy statement or plan to alter any information, where such alteration is of minor effect or may correct any minor errors.*

212. We have set out below our recommendations for amendments to the variation provisions pursuant to Clause 16(2). We have not included circumstances where consequential changes are required as a result of changes to policy/rule numbers or deletion of provisions; or for consistency with zone names, drafting conventions or numbering in the PDP (Decisions Version).
213. The amendments made to the text under Clause 16(2) below have already been included in the text changes attached in Appendix 1.
- (a) Definition of Residential Visitor Accommodation – minor amendment to increase consistency with rules which refer to “nights” rather than “days”.
  - (b) Definition of Homestay – minor amendment to increase consistency with the definition of residential visitor accommodation, which includes a 90 night limit in order to assist with distinguishing short-term letting from long-term letting.
  - (c) Definition of Homestay – clarification that either the residential unit or residential flat is to be occupied by residents, irrespective of whether the unit or flat or both are being used for paying guests.
  - (d) Definition of Visitor Accommodation – minor amendment to increase consistency with rules which refer to “nights” rather than “months”.
  - (e) 7.2 Objectives and Policies – minor amendment to combine Objectives 7.2.8 and 7.2.9.
  - (f) 8.1 and Policy 8.2.14.1 – minor consequential amendments to reflect the recommended rules for RVA in the MDRZ in central Wanaka;
  - (g) 8.2 Objectives and Policies – minor amendment to combine Objectives 8.2.14 and 8.2.15.
  - (h) 9.1 Zone Purpose – minor amendments to clarify the zone’s purpose and better reflect the substantive outcome for the zone expressed through the objective.
  - (i) 10.2 Objectives and Policies – minor amendment to combine Objectives 10.2.7 and 10.2.8.
  - (j) 11.2 Objectives and Policies – minor amendment to combine Objectives 11.2.3 and 11.2.4.
  - (k) Policy 22.2.2.5 - a minor wording change to add the word “frequency” for consistency with the wording of similar policies in other zones, and with the focus of the rules for RVA in the RRZ & RLZ;
  - (l) Table 24.3 – consequential changes to format and numbering of the standards as a result of recommendations for different activity status within the Lifestyle Precinct and outside the Precinct.
  - (m) Rules 41.4.2.3, 41.5.2.6 & 41.5.2.7 – deletion as a consequence of the recommended amendment to Rule 41.4.2.1.

## 11. OVERALL CONCLUSION ON THE AMENDMENTS TO THE PDP TEXT

214. For the reasons set out above, we are satisfied that:
- the amendments we are recommending to the objectives are the most appropriate way to achieve the purpose of the Act,
  - the amendments we are recommending to the policies and rules are the most efficient and effective in achieving the objectives of the PDP; and
  - our recommended amendments to the rules will be efficient and effective in implementing the policies of the Plan.

## PART B – REZONING AND MAP CHANGE REQUESTS

### 12. GENERAL

215. In this part of our Report, we address the following categories of zoning issues:

- The application of a VASZ over urban zoned land; and
- The application of a VASZ over land zoned Rural.

216. VASZ are sub-zones, effectively planning overlays, which apply specific planning provisions to locations identified on the planning maps in the PDP. The VASZ provide a more enabling approach to the establishment and operation of VA activities than the plan provides in the zone over which the particular VASZ applies. VASZ were provided for in the ODP. These have been reassessed and reconfirmed, discontinued, altered, extended and/or new sub-zones applied in the PDP<sup>428</sup>.

217. Report 19.1<sup>429</sup> has listed a set of zoning principles, referred to in Report 17.01, which that Panel found helpful to apply to consideration of the most appropriate zoning for particular land. For the convenience of users this Report, we have listed the principles again here, as follows:

- whether the change implements the purpose of the PDP Strategic chapters and in particular the Strategic Direction, Urban Development and Landscape Chapters;*
- the overall impact the rezoning gives to the O[perative] RPS;*
- whether the objectives and policies of the proposed zone can be implemented on the land;*
- economic costs and benefits are considered;*
- changes to the zone boundaries are consistent with the maps in the PDP that indicate additional overlays or constraints (e.g. Airport Obstacle Limitation Surfaces, SNAs, building restriction areas, ONLs/ONF);*
- changes should take into account the location and environmental features of the site (e.g. the existing and consented development, existing buildings, significant features and infrastructure);*
- zone changes are not inconsistent with long term planning for the provision of infrastructure and its capacity;*
- zone changes take into account effects on the environment of providing infrastructure onsite;*
- there is adequate separation between incompatible land uses;*
- rezoning in lieu of resource consent approvals, where a portion of the site has capacity to absorb development does not necessarily mean another zone is more appropriate;*
- zoning is not determined by existing use rights, but these will be taken into account.”*

218. Report 19.1 also identified as relevant local context factors:

- the layout of streets and the location of public open space and community facilities;*
- land with physical challenges such as steep topography, poor ground conditions, instability or natural hazards;*

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<sup>428</sup> Section 32 Report, Paragraphs 6.40-6.42. Included as Appendix 3 to A Bowbyes EIC

<sup>429</sup> Report 19.1, Section 2.1

- c. *accessibility to centres and the multiple benefits of providing for intensification in locations with easy access to centres; and*
- d. *the ability of the environment to absorb development.”*

219. As stated in Report 19.1, subject to the limitations of the economic and infrastructure evidence before us for any particular rezoning, we have approached the VASZ rezoning requests consistent with the approach set out above.

220. In her Section 42A Report, Ms Rosalind Devlin<sup>430</sup> set out the following five parameters which she had used in making her recommendations on the VASZ zoning requests. She had taken these from the Section 32 Report<sup>431</sup> for the variation.

- (a) *Generally prevent very small sub-zones or single parcel subzones which result in ‘spot-zoning’;*
- (b) *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);*
- (c) *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);*
- (d) *Retain or reinstate sub-zones that apply to large areas in appropriate locations, whether developed or not (for example, the large Fernhill sub-zones); and*
- (e) *Retain or reinstate sub-zones that reflect existing lawfully established visitor accommodation activities where the underlying zone would create future non-compliances for substantial existing businesses (for example, established motels in the Lower Density Suburban Residential zone where activities would become non-complying).*

We are satisfied that these parameters are consistent with the zoning principles above. We have applied them when considering the VASZ rezoning requests.

221. Ms Devlin also described<sup>432</sup> the following tests she had applied, pursuant to section 32 of the Act, when evaluating whether a requested VASZ rezoning was the most appropriate way to achieve the objectives of the PDP:

- (a) *identifying other reasonably practicable options for achieving the objectives;*
- (b) *assessing the efficiency and effectiveness of the provisions in achieving the objectives<sup>433</sup>;*
- (c) *summarising the reasons for deciding on the proposal (being the application of VASZ); and*
- (d) *contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated (from implementing the requested VASZ).*

Ms Devlin had included a section 32AA analysis for the submissions where she had recommended that a VASZ be added to the Planning Maps. We accept her summary of the

<sup>430</sup> R Devlin, EiC, paragraphs 3.2-3.3

<sup>431</sup> Section 32 Report, Paragraph 6.41. Included as Appendix 3 to A Bowbyes EIC

<sup>432</sup> R Devlin, EiC, paragraphs 4.19 & 4.20

<sup>433</sup> In particular that evaluations must also identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from implementing the provisions including the opportunities for economic growth and employment that are anticipated to be provided or reduced, quantify these benefits and costs if practicable, and assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions (section 32(2) of the Act).

relevant tests pursuant to section 32 of the Act and have also approached the VASZ rezoning requests accordingly.

222. As set out in Report 19.1, where a submission seeking rezoning of land was unsupported by evidence (either of Council or the submitter), we have no basis on which to undertake the section 32AA evaluation required of us. Accordingly, such submissions must necessarily be rejected. We have listed in Appendix 3 the submissions in this category. Where a submission was only considered in evidence from the Council, without the benefit of evidence from the submitter, we have no basis in evidence to depart from the recommendation of the Council's witness and recommend accordingly. We have also listed the submissions in this category in Appendix 3.
223. Before considering individual requests for VASZ, we note here that the following Zones contained VASZ on the Stage 2 notified PDP Planning Maps, with provisions relating to VASZ in the Zone Chapter – LDSRZ, MDRZ & LLRZ. The HDRZ does not contain VASZ and associated provisions, but VA is provided for throughout that zone by way of restricted discretionary activity status and limits on notification. Chapter 10 for the ARHMZ did not contain provisions for VASZ as part of the notified variation, but two VASZs within that zone were shown on the Stage 2 notified PDP Planning Maps. We have recommended above<sup>434</sup> that provisions for VA activities within the VASZs be included in the ARHMZ. We have considered submissions relating to VASZ in the ARHMZ on the basis that this recommendation is accepted.

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<sup>434</sup> Section 9.1, paragraph 210

13. 634 FRANKTON ROAD,

**13.1 Mount Crystal Limited - Submission 2450**

224. Mount Crystal Limited sought a VASZ over 2.736 ha of land zoned MDRZ<sup>435</sup> at 634 Frankton Road, Frankton<sup>436</sup>. Ms Devlin evaluated the request in Section 24 of her Evidence in chief, recommending that the request be accepted. The land subject to this submission is shown in Figure 2-1 below.



**Figure 2-1** Aerial Photograph of 634 Frankton Road showing land subject to the submission in brown (above Frankton Road)

225. Ms Devlin<sup>437</sup> explained that there are established VA complexes nearby along Frankton Road, giving a mix of activities in the area, and that the adjoining properties have been developed to reasonably high densities through comprehensive developments or as VA complexes, such that the area is not traditionally suburban in appearance or character. She described that adjoining the site to the west is the Holiday Inn within a VASZ; to the east is The Tiers residential development (within which there are one approved consent and three applications under consideration for full-time VA); and to the north is a large area of vacant land zoned LDSRZ. She noted that, while the site is well-located for residential purposes, it is all well-suited for VA activities, given that it is a discrete site with few residential neighbours.
226. Ms Devlin<sup>438</sup> acknowledged the challenging site conditions with a stream running through the site and geotechnical constraints. However, she gave the following reasons for recommending that the VASZ request be accepted over this site:

<sup>435</sup> We understand that an appeal has been lodged in respect of the Stage 1 Council decision for MDRZ zoning, with the appeal seeking to rezone the lower part of the site HDRZ and to apply the HDRZ bulk and location standards across the whole site – R Devlin, EiC, paragraph 24.4.

<sup>436</sup> Pt Lot 1 DP 9121

<sup>437</sup> R Devlin, EiC, paragraphs 24.5 & 24.7

<sup>438</sup> R Devlin, EiC, paragraphs 24.6 24.9-24.11

- VA would not displace existing housing, as it is a bare site, and would not be located right next to, or within, and established residential neighbourhood, such that the residential character might be adversely affected;
  - It would enable additional accommodation options without precluding the site being developed for residential purposes;
  - The remainder of the residential zones in the wider area above Frankton Road are sufficiently large that a VASZ over this site, in combination with the adjoining and nearby VASZs, would not adversely affect the overall residential character of the wider area;
  - The VASZ would provide for appropriately-located VA (whereas this would be not be provided for by the MDRZ's non-complying activity status for VA outside an VASZ);
  - Any specific adverse effects from a particular VA proposal can be addressed through the restricted discretionary activity consent required in a VASZ.
227. In her section 32AA evaluation<sup>439</sup>, Ms Devlin listed the above costs and benefits of a VASZ over this site, concluding that the sub-zoning would enable efficient and effective use of the land for VA purposes, while not precluding the site being developed for residential activities or a mix of uses.
228. Mr Sean Dent<sup>440</sup> presented planning evidence on behalf of Mount Crystal Limited. His reasons for supporting the VASZ were similar to those from Ms Devlin – that the character of the surrounding environment is suited to the establishment of VA without resulting in significant changes to residential amenity, character or cohesion. The area has an established mix of land uses that have been developed to a density greater than anticipated by the LDSRZ of the PDP, with VA being a predominant activity in the area. He agreed with Ms Devlin that the restricted discretionary activity status for VA within an VASZ would enable the management of potential effects on adjacent residential activities. In his opinion, a VASZ would not result in an undesirable 'spot zoning' but rather create a consolidation of VA in the locality.
229. Mr Dent also provided information regarding infrastructure and servicing, stating that Council's reticulated infrastructure had sufficient capacity to develop the site to a MDRZ density; and identifying the potential for impacts at the Frankton Road access to the site. Based on Mr Dent's and Ms Bowbyes' evidence<sup>441</sup>, we have recommended including "*infrastructure, servicing and capacity*" as a matter to which discretion is reserved for VA in VASZ in the MDRZ. We are satisfied this, along with the notified matter of "*parking and access*", would enable the full consideration of any infrastructure, servicing and access concerns at the time of resource consent application.
230. We note that Mr Dent<sup>442</sup> supported the VASZ on the site, subject to it retaining its MDRZ zoning, referring to the appeal lodged seeking HDRZ over part of the site. Ms Devlin addressed this matter in her Rebuttal evidence<sup>443</sup>, agreeing with Mr Dent that, if the appeal is successful, the HDRZ VA framework (i.e. the restricted discretionary activity provision for VA in that zone) would be appropriate. Ms Devlin stressed that, in her opinion, applying a VASZ to the site, along with a HDRZ zoning, would be inconsistent with the variation and the PDP framework, as the HDRZ already anticipates VA and its policy framework does not anticipate VASZ as an additional method.

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<sup>439</sup> R Devlin, Appendix 2 to her EiC

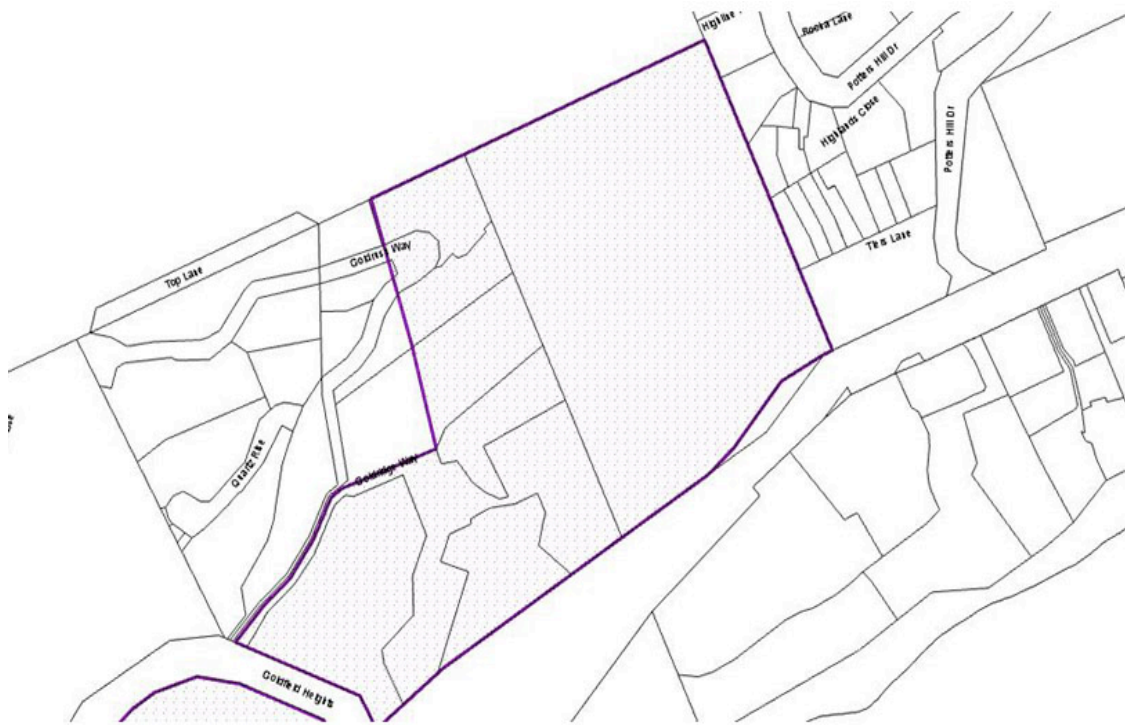
<sup>440</sup> S Dent, EiC, paragraphs 14-26 & 29-40; and his Executive Summary of Evidence

<sup>441</sup> A Bowbyes, Rebuttal evidence, paragraphs 3.11-3.12

<sup>442</sup> S Dent, Executive Summary of Evidence

<sup>443</sup> R Devlin, Rebuttal evidence, paragraphs 4.1-4.4

231. We have considered this request and the evidence provided by Ms Devlin, Ms Bowbyes and Mr Dent. We have evaluated the evidence alongside the principles and tests we have set out above, and in terms of our duties pursuant to section 32AA of the Act. We are satisfied that applying a VASZ to this property is consistent with the principles and tests outlined and would be the most appropriate way to achieve the objectives of the PDP, and to implement the policies for the MDRZ. We recommend this submission be accepted. Figure 2.2 below shows the application of the VASZ over the submitter's land and the notified VASZ adjoining to the west.



**Figure 2-2** Recommended amendment to Planning Map 32

14. 9 FRANKTON ROAD TO 69 FRANKTON ROAD, QUEENSTOWN

**14.1 Greenwood Group Limited - Submission 2552,  
Millenium & Copthorne Hotels NZ Limited - Submission 2448 and  
Shundi Customs Limited - Submission 2472**

232. Three submissions have been received from Greenwood Group Ltd, Millenium & Copthorne Hotels NZ Limited and Shundi Customs Limited seeking a VASZ over approximately 4 ha of land zoned MDRZ and HDRZ on the south side of Frankton Road between Brisbane and Suburb Streets. Ms Devlin evaluated the request in Section 30 of her Evidence in chief, recommending that the request be rejected. The land subject to these submissions is shown in Figure 2-3 below.



**Figure 2-3** Aerial Photograph showing land subject to the submissions outlined in yellow

233. For the land zoned HDRZ (in the Decisions Version of the PDP) east of Hobart Street, Ms Devlin retained her consistent view<sup>444</sup> that applying a VASZ to the site, along with a HDRZ zoning, would be inconsistent with the variation and the PDP framework, as the HDRZ generally enables VA throughout the zone and does not include a policy framework for VA in sub-zones. She did not consider the application of a VASZ over the HDRZ part of the site would be the most appropriate way to implement the notified policy framework for that zone, or the strategic direction of the PDP. We heard no evidence to the contrary, accept Ms Devlin's evidence on this matter, and recommend that this aspect of the submissions be rejected.

234. For the land zoned MDRZ (between Brisbane and Hobart Streets)<sup>445</sup>, Ms Devlin acknowledged<sup>446</sup> that it may be possible to contain the effects of VA in this location and ensure

<sup>444</sup> R Devlin, EiC, paragraphs 30.4-30.5

<sup>445</sup> Of particular interest to the Greenwood Group Limited submitter

<sup>446</sup> R Devlin, Rebuttal evidence, paragraph 5.3



that residential amenity is maintained for adjoining residential properties. She accepted<sup>447</sup> that the provision of more hotels and VA may alleviate demand for RVA within residential zones. However, she gave the following reasons<sup>448</sup> for recommending that the VASZ request be rejected over this site:

- The MDRZ is primarily intended for residential activities, and the large flat undeveloped part of the site would be ideal for residential development in accordance with this zone;
- There are limited areas that provide primarily for residential areas close to the town centre;
- While the site might not be developed for 'affordable' housing, due to the high value of the land, additional housing supply in general on the site, and a mix of typologies, would be consistent with the MDRZ;
- Although a VASZ does not preclude residential activities, it would be inconsistent with the primary role of the MDRZ to provide housing supply and opportunities for medium density housing close to town centres;
- The Council records do not include any VA consents in the immediately surrounding areas or any live consents on the site itself;
- Whilst a VASZ may meet some VA demand, there is already substantial provision for VA throughout the adjoining HDRZ and Queenstown Town Centre Zone, with no shortage of land in this location to provide for VA;
- Alleviating potential demand for RVA elsewhere is not sufficient to support a VASZ over the site, if it is not consistent with the zoning principles or the PDP objectives and policies;
- A VASZ on this site is not the most appropriate way to meet the notified policy framework for restricting VA within the MDRZs;
- A VASZ is not the most appropriate way to meet the strategic direction of the PDP that provides for the visitor industry at locations where this is consistent with the objectives and policies for the zone.

235. Legal submissions were presented by Mr Joshua Leckie on behalf of Greenwood Group Limited<sup>449</sup>, which owns the land at the corner of Frankton Road and Brisbane Street (2808m<sup>2</sup>). Mr Leckie advised us<sup>450</sup> that the two other submitters (Millenium & Copthorne Hotels NZ Limited and Shundi Customs Limited), who did not provide evidence or appear before us, sought VASZ on their properties in the HDRZ part of the land. Apart from the Greenwood Group, we did not hear from the owners/occupiers of the other properties in the MDRZ part of the land.

236. Mr Leckie referred us<sup>451</sup> to the Panel's recommendations in the Stream 13 Report<sup>452</sup> which accepted evidence from Ms Devlin for the Council, and Ms Leith for Greenwood Group, that HDRZ was the most appropriate zoning over this site, but, due to a lack of scope, it was not possible to recommend this zoning (with MDRZ being confirmed instead). Mr Leckie criticised<sup>453</sup> Ms Devlin's evidence opposing the VASZ as being in conflict with her previous view that HDRZ would be the most appropriate residential zone for the land. He stated that she had not genuinely considered the ability of the VASZ to 'most appropriately' provide for the objectives and policies of the MDRZ. Mr Leckie drew our attention to previous resource consents for VA that have been granted on the Greenwood Group site over the last 10 years. It was his submission that the granting of these consents reinforces the appropriateness of

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<sup>447</sup> R Devlin, Rebuttal evidence, paragraph 5.5

<sup>448</sup> R Devlin, EiC, paragraphs 30.6-30.8; Rebuttal evidence, paragraphs 5.1-5.10

<sup>449</sup> Submission 2552

<sup>450</sup> Legal Submissions from Joshua Leckie, paragraph 35

<sup>451</sup> Legal Submissions from Joshua Leckie, paragraphs 4-5

<sup>452</sup> Report 17.02, Parts L & M

<sup>453</sup> Legal Submissions from Joshua Leckie, paragraphs 22-24

enabling VA on this site, also accepted by the Stream 13 Panel when it accepted the appropriateness of HDRZ zoning over the site (including its provisions for VA)<sup>454</sup>.

237. Ms Bridget Allen gave planning evidence<sup>455</sup> on behalf of the Greenwood Group Limited. She explained that under the ODP the site was zoned High Density Residential – Subzone C where VA as a controlled activity. Due to their unavailability at the time, this submitter did not lodge a zoning submission during Stage 1 of the PDP process. She also referred us to the findings of the Panel on the Stage 1 mapping decisions. She provided us with the resource consent history of the property, as referred to by Mr Leckie. It was her evidence that all the previous VA consents were non-notified and granted on the basis that adverse effects were minor and neighbours not adversely affected. Ms Allen provided us with her evaluation of the VASZ in terms of section 32 of the Act. She outlined the attributes of the site that make it, in her opinion, ideal for VA, including its proximity to the town centre, frontage to Frankton Road, consistency with historic and surrounding VA patterns of development<sup>456</sup>, and the scarcity of such sites that are suitable for hotel type VA. It was Ms Allen’s evidence that a VASZ on the MDRZ land would be more appropriate than the notified variation, as VA in close proximity to the town centre aligns with the Strategic objectives<sup>457</sup> and policies<sup>458</sup>, and would align with the objectives and policies of the MDRZ to avoid loss of housing supply and residential character.
238. In her Rebuttal evidence<sup>459</sup>, Ms Devlin addressed her previous views regarding an HDRZ for this location. She agreed that she had previously stated that she considered this location would be ideal for HDRZ. However, it was her rebuttal that this was in the context of an increased density of housing close to the town centre, and without foreknowledge or consideration of the more enabling provisions for VA within the HDRZ as notified in Stage 2. In her Rebuttal evidence, she retained her view that a VASZ would not be the most appropriate way to meet the notified policy framework for VA in the MDRZ, or the strategic direction of the PDP.
239. In answer to the Panel’s questions at the hearing, Ms Devlin acknowledged that she had found it difficult to have a clear recommendation on this VASZ request. She accepted it was not clear how it would fit into the policy framework. She had had to consider how much emphasis to put on the retention of this area of MRDZ for housing development close to the town centre, where there is not very much straight residential zoning. She agreed that the location is very suitable for VA and for high density residential development and accepted that the location could be a good candidate for a VASZ.
240. Turning now to our evaluation of this matter, having considered the evidence from Ms Devlin and Ms Allen, assisted by the legal submissions from Mr Leckie. The PDP Chapter 3 Strategic Direction seeks the development of a prosperous, resilient and equitable economy<sup>460</sup>, where the significant socio-economic benefits of well-designed and appropriately located visitor

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<sup>454</sup> Legal Submissions from Joshua Leckie, paragraphs 31 & 36-39

<sup>455</sup> B Allen, EiC, paragraphs 7-38; and Supplementary evidence.

<sup>456</sup> In her Supplementary evidence, Ms Allen provided a map showing the existing VA development pattern along Frankton Road in the vicinity of the site (including the Black Sheep Backpackers immediately adjoining the Greenwood Group site and within the area sought to be a VASZ).

<sup>457</sup> Objectives 3.2.1, 3.2.1.1 & 3.2.1.2; 3.2.2 & 3.2.2.1

<sup>458</sup> Policy 3.3.1

<sup>459</sup> R Devlin, Rebuttal evidence, paragraphs 5.7 & 5.9

<sup>460</sup> Objective 3.2.1

industry facilities and services are realised across the District<sup>461</sup>, and the Queenstown and Wanaka town centres are the hubs of New Zealand's premier alpine visitor resorts and the District's economy<sup>462</sup>. Specifically, in relation to the Visitor Industry, Policy 3.3.1 seeks to make provision for the visitor industry to maintain and enhance attractions, facilities and services within the Queenstown and Wanaka town centre areas and elsewhere in the District's urban areas and settlements at locations where this is consistent with the objectives and policies of the relevant zone.

241. The Decisions version of the PDP has established the purpose, objectives and policies of the MDRZ (other than in relation to visitor accommodation). The purpose of the MDRZ is to enable a greater supply of diverse housing options for the District at medium densities, being a higher density than the LDSRZ. Development controls are designed to ensure that the reasonable maintenance of amenity values is maintained. MDR zones should be easily accessible to local shopping centres, town centres or schools by public transport, cycling or walking.
242. The notified variation introduced additional statements to the purpose, as well additional objectives and policies for the MDRZ relating to visitor accommodation. This Report recommends amendments<sup>463</sup> to that purpose, and the objectives and policies. We have recommended removing the focus on maintaining the supply of residential housing; and on maintaining residential activity as the predominant use of each site. Instead, we have recommended a more enabling approach to providing for VA, RVA and homestays, whilst strengthening the focus of the objectives and policies on managing effects in order to maintain residential character and residential amenity values. We consider these amendments are necessary for the purpose, objectives and policies to be consistent with our findings on these matters earlier in this Report. With respect to VA, we have recommended changes to the Purpose to elaborate on the role of VASZs, why VA is provided for in the residential zones, and how VA is provided for outside of VASZs. For the objective and policies, we have recommended changes to separate out VA from RVA and homestays in the policies, and so that the policies for VA are more clearly linked to the effects of VA to maintain the residential character of the zones. In considering the requests for additional VASZ, our recommendations are consistent with these recommended objectives and policies.
243. We agree with Ms Allen that the location is very suitable for VA, given its proximity to the town centre, frontage to Frankton Road, and consistency with surrounding VA development. We consider these attributes are consistent with the strategic objectives for visitor facilities and services in Chapter 3, as we have set out above.
244. With respect to the MDRZ, the relevant strategic policy requires visitor facilities and services to be in locations consistent with the objectives and policies of the zone. Our recommended purpose, objectives and policies for the MDRZ focus on identifying locations for VASZ which have historically provided, and will continue to provide, important locations for visitor accommodation to meet the District's needs; and where adverse effects on residential amenity values are avoided, remedied or mitigated. We accept the evidence of Ms Allen that this area on Frankton Road, and the surrounding area close to the Queenstown town centre, has historically been well developed for VA and this continues today. We agree with Ms Devlin and Ms Allen that it would be possible to contain the effects of VA in this location and ensure that residential amenity is maintained for adjoining residential properties. Given the size of

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<sup>461</sup> Objective 3.2.1.1

<sup>462</sup> Objective 3.2.1.2

<sup>463</sup> Sections 5 & 6 of this Report

the two residential blocks zoned MDRZ between Park and Hobart Streets, and the orientation of the requested VASZ at the north boundary facing Frankton Road, we do not consider that visitor accommodation within this area would undermine the residential character and cohesion of the balance of the MDRZ. We are satisfied that a VASZ in this location would be consistent with the visitor accommodation objective and policies for the MDRZ.

245. We have considered Ms Devlin’s concern that enabling VA in part of this small area of MDRZ, close to the town centre and well located to meet the residential purpose, objectives and policies of the MDRZ, would be inconsistent with the role of the MDRZ to provide housing supply and opportunities for medium density housing close to town centres. We acknowledge that this location is also well suited to medium or high density residential development and is also suitably located in terms of the residential objectives and policies. However, we do not consider that this residential purpose of the MDRZ has primacy, in every part of the zone, over its visitor accommodation role (through the identification of VASZs). Having considered the benefits and costs and the suitability of the location for VA, the ability to maintain residential character and amenity values for the adjoining balance of the zone, and the significant level of VA development in the surrounding area, we are satisfied that applying a VASZ to this location is the most appropriate for achieving the PDP objectives and policies.
246. We have evaluated the application of a VASZ to this location alongside the principles and tests we have set out previously, and in terms of our duties pursuant to section 32AA of the Act. We are satisfied that this is consistent with the principles and tests outlined.
247. The legal submissions and evidence before us from Greenwood Group, in the main, related to a single property, within a wider area of 6070m<sup>2</sup> in the MDRZ which the group of submitters sought be identified as a VASZ. We accept Ms Devlin’s evidence<sup>464</sup> that, should the Panel determine that VASZ should be applied more widely than the Greenwood Group site, there would be scope within the submissions from Millenium & Copthorne Hotels NZ Limited and Shundi Customs Limited to extend the VASZ over the adjoining sites zoned MDRZ between Brisbane and Hobart Streets. We recommend that a VASZ be applied to the following sites:

Address	Legal Description
9 Frankton Road & 6 Brisbane Street	Lots 1 & 2 DP 9946
11 Frankton Road	Section 3 Blk XXXIX Queenstown SD
15 Frankton Road	Section 4 Blk XXXIX Queenstown SD
1 Hobart Street	Pt Section 5 Blk XXXIX Queenstown SD
3 Hobart Street	Pt Section 5 Blk XXXIX Queenstown SD

248. This area is shown on Figure 2-4 below. We recommend the submissions be accepted in part.

<sup>464</sup> R Devlin, Rebuttal evidence, paragraph 5.8



**Figure 2-4** Recommended amendment to Planning Maps 35 and 36

15. **BROADVIEW RISE AND CHANDLER LANE, FERNHILL AND SUNSHINE BAY**

**15.1 Broadview Villas Limited -Submission 2222;  
T. Rovin - Submission 2228;  
The Escarpment Limited - Submission 2330; and  
N.W. Cashmore - Submission 2453**

249. Three submissions have been received from Broadview Villas Limited; T. Rovin and The Escarpment Limited supporting the notified VASZ over 4.9177 ha of land, and extending that VASZ over a further 1.4072 ha, all zoned LDSRZ and accessed from Broadview Rise and Chandler Lane in Fernhill and Sunshine Bay. We note that the notified VASZ was previously included in the ODP. Part of the notified VASZ on Pine Lane and Broadview Rise was supported in a submission from N W Cashmore<sup>465</sup>. Ms Devlin evaluated these submissions in Sections 32, 33 and 36 of her Evidence in chief, recommending that the submissions be accepted<sup>466</sup>. The additional VASZ land sought through these submissions is shown in Figure 2-5 below.



**Figure 2-5 Aerial Photograph showing VASZ extension sought by the submitters outlined in yellow**

250. Planning evidence for the group of three submitters was provided by Mr Jeffrey Brown who supported the notified VASZ over the 4.9177 ha of land, and the 1.4072 ha extension to the north-east. Contrary to Mr Brown's evidence<sup>467</sup>, there was also one submission, from Nona James (Submission 2238), which opposed the notified VASZ in this location. Ms Devlin evaluated Ms James' submission separately, in Section 34 of her Evidence in chief, and

<sup>465</sup> Submission 2453

<sup>466</sup> We note that NW Cashmore also lodged a submission (Submission 2453) seeking a further extension to this VASZ to the north of the extension sought by Broadview Villas et al. Ms Devlin addressed this submission in Section 37 of her EIC and recommended that it be accepted. In the absence of any other evidence relating to this land, we have not addressed it further in this Report and have accepted Ms Devlin's recommendation.

<sup>467</sup> J Brown, EIC, paragraph 5

recommended that it be rejected. There were no further submissions opposing the requested extension to the VASZ.

251. We start by noting that we visited the site, walking on to the site from Pine Lane (which is a short cul-de-sac off Broadview Rise) and from the west end of Chandler Lane. The site is a prominent knoll of undeveloped land between Fernhill and Sunshine Bay. From our site visit locations, we were able to appreciate the large size of this undeveloped area of land, its hilly topography and its relative separation from the surrounding residential areas.
252. Ms Devlin stated<sup>468</sup> that the site is generally separated and screened from the established residential neighbourhood by the topography, such that a VA development would not appear to result in a loss of social cohesion or other adverse effects on residential amenities. We agree with Ms Devlin's observations on these matters. She noted the restricted discretionary activity application required for VA would provide the opportunity to address any adverse effects in regard to matters such as noise, hours of operation and the external appearance of buildings. We note, as we have referred to earlier, that the matters of discretion for such an application would also allow consideration of effects from a VA development on other aspects, such as infrastructure, servicing and capacity, and parking and access.
253. Ms Devlin considered<sup>469</sup> the extent to which the use of this area for VA could result in a loss of potential housing supply. As the Council had notified the initial VASZ area of 4.9177 ha, she only considered the 1.4072 ha extension. At a site density of 1 unit per 450m<sup>2</sup> or 300m<sup>2</sup>, she calculated that, not allowing for site limitations, the site would yield approximately 21-31 residential units. We have previously recommended rejecting an approach to VASZ in the LDSRZ and MDRZ, that would see every potential new location as being contrary to the zones' purposes of providing for residential housing supply. We have recommended deleting the notified statements in the variation's purpose, objectives and policies which focus on maintaining the supply of residential housing; and on maintaining residential activity as the predominant use of each site. We accept that at a very large scale, extensive application of VASZ across large areas of the low and medium density residential zones could compromise their ability to fulfil their residential capacity functions. However, we do not consider this proposed 1.4 ha extension is of that scale, particularly given our understanding from the HDCA that there is overall sufficient zoned land capacity to meet the District's long term housing needs.
254. In her section 32AA evaluation<sup>470</sup>, Ms Devlin listed the costs and benefits of extending the VASZ in this location, concluding that the additional sub-zoning would enable efficient and effective use of the land for VA purposes, while not precluding the site being developed for residential activities or a mix of uses.
255. Mr Brown, for the submitters, agreed with the evidence of Ms Devlin. He provided a helpful evaluation of the extension site, in relation to the relevant rezoning principles from Report 17. 1 and listed earlier in this Report<sup>471</sup>.
256. In terms of the Strategic Objectives and Policies, Mr Brown considered that the notified VASZ has been included in the PDP as a roll-over from the ODP and the extension sought by the submitters has the same physical attributes, aspects and orientations, sloping topography,

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<sup>468</sup> R Devlin, EiC, paragraph 33.6

<sup>469</sup> R Devlin, EiC, paragraph 33.7

<sup>470</sup> R Devlin, Appendix 2 to her EiC

<sup>471</sup> J Brown, EiC, paragraphs 7-27

and general lack of existing development. It was his evidence that the VASZ aligns with the current mix of activity in the Fernhill area, with a large number and variety of VA operations (large hotels through to smaller lodges and bed-and-breakfast operations) mingled with the residential development.

257. With respect to the objectives and policies of the LDSRZ (which Strategic Policy 3.3.1 requires consistency with), Mr Brown agreed with Ms Devlin that the topography generally screens the sites from nearby residential properties to the north and west, such that VA would not adversely impact on the residential character of the hillside behind. He noted that the various bulk and location and other general standards of the LDSRZ, which prescribe what can be developed “as-of-right”, would avoid adverse effects on the surrounding residential amenities. As noted above by Ms Devlin, the restricted discretionary activity status for VA would also allow these matters to be addressed, in relation to a particular development.
258. It was his conclusion that the VASZ extension would achieve the higher order objectives and policies in Chapter 3, as it is a suitable location for VA development, consistent with the existing pattern of larger scale hotel facilities in Fernhill, and potential adverse effects on residential amenity in the neighbourhood can be adequately managed.
259. Mr Brown briefly evaluated the costs and benefits of extending this VASZ. He could find no planning or natural hazards constraints that would restrict development on the land. It was his evidence that the land is already zoned and serviced for urban development (and has been for many years). As noted previously, the restricted discretionary activity status for VA would also allow matters of infrastructure, servicing and capacity, and parking and access to be addressed, in relation to a particular development. In his view, the VASZ would result in a more logical boundary for the overall VASZ, within which the effects of VA development can be managed. Mr Brown concluded that the VASZ extension would be consistent with and achieve the rezoning principles.
260. In her submission Ms James<sup>472</sup>, raised concerns regarding two different matters, although she did not address this VASZ in her tabled statement to us. Firstly, Ms James commented on how such a large area of land (which she stated could be developed for long-term accommodation) has been notified as a sub-zone for VA, at the same time as the variation is seeking to curtail the ability of individual residential landowners from using their properties for RVA and homestays. Secondly, she is concerned about the use of no-exit Aspen Grove or Crystal Lane as access for a VA development on the land. She owns a property at this end of Aspen Grove where she intends to develop a residential unit. She is concerned about the use of the currently quiet cul-de-sac as access to a large VA development on the notified area of VASZ, and the effect of this on her amenity values.
261. Ms Devlin addressed the concerns expressed by Ms Nona James<sup>473</sup>. She explained the approach taken to VA in residential areas through the variation. She agreed with Ms James that the variation limits VA in residential zones, but that the VASZ is a mechanism to enable some form of VA within specific areas of these zones. This enables VA to be contained and managed in appropriate locations, rather than being scattered throughout the zones by way of resource consents. In Ms Devlin’s opinion, the VASZ is an important tool for providing certainty regarding the appropriate location of VA in the low and medium density residential zones. Ms Devlin agreed with Ms James that the resource consent process is the appropriate

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<sup>472</sup> Submission 2238

<sup>473</sup> R Devlin, EiC, paragraphs 34.2-34.4

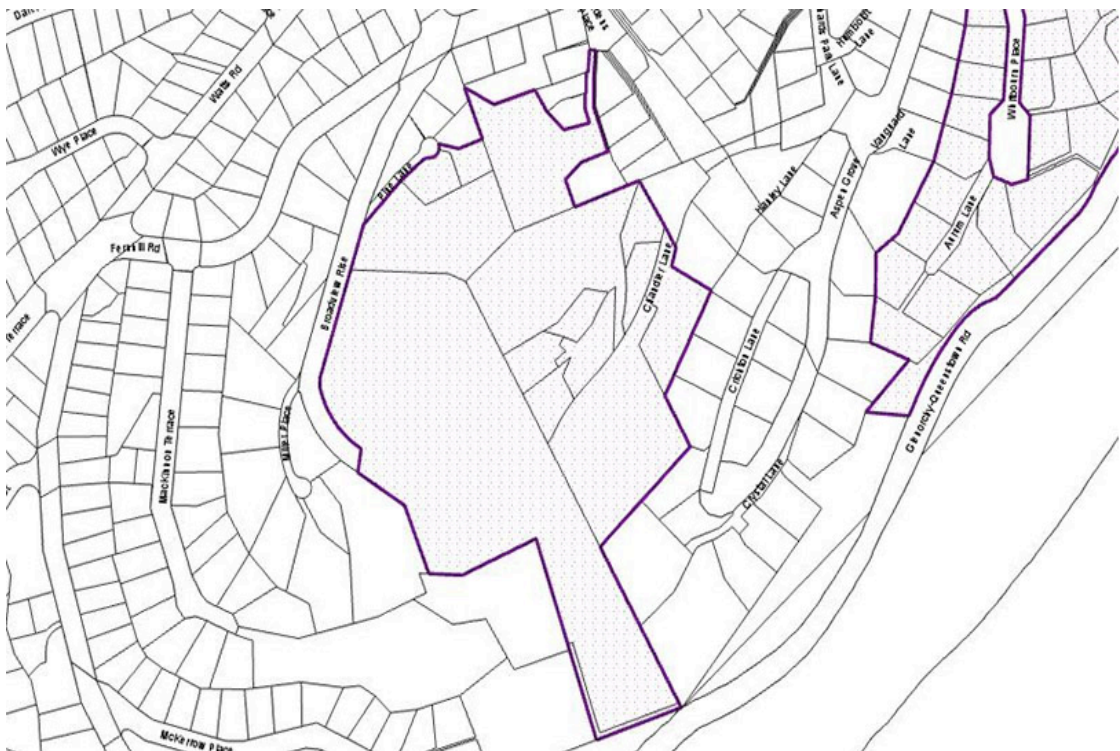


time for access to the sites to be addressed<sup>474</sup>. She continued to support the suitability of the land for VASZ.

262. We have considered this request, the evidence provided by Ms Devlin and Mr Brown, and the submission from Ms James. We have evaluated the evidence alongside the principles and tests we set out earlier, and in terms of our duties pursuant to section 32AA of the Act. We are satisfied that applying a VASZ to this site, including the extended area, is consistent with the principles and tests outlined and would be the most appropriate way to achieve the objectives of the PDP, and to implement the policies for the LDSRZ. We recommend the notified VASZ be retained and the VASZ be extended as sought by the submitters on to the following properties:

Legal Description	Address
Lot 1 DP 437865	Chandler Lane, Fernhill
Lot 2 DP 437865	Chandler Lane, Fernhill
Lot 3 DP 437865	Chandler Lane, Fernhill
Lot 4 DP 437865	Chandler Lane, Fernhill
Lot 5 DP 437865	Chandler Lane, Fernhill
Lot 6 DP 437865	Chandler Lane, Fernhill
Lot 7 DP 437865	Chandler Lane, Fernhill

263. We, therefore, recommend that the submissions from Broadview Villas Limited; T. Rovin and The Escarpment Limited be accepted<sup>475</sup>, and the submission from Ms James be rejected, as shown on Figure 2-6.



**Figure 2-6 Recommended amendment to Planning Map 34**

<sup>474</sup> R Devlin, EiC, paragraph 34.6

<sup>475</sup> As well as the submission from NW Cashmore (Submission 2453)

16. 139 FERNHILL ROAD, 18 & 20 ASPEN GROVE, 10, 12, 14 & 16 RICHARDS PARK LANE, FERNHILL

**16.1 Coherent Hotel Limited - Submission 2524**

264. Coherent Hotel Limited lodged a submission seeking retention of the notified VASZ over 1.3142 ha of land at 139 Fernhill Road and 18 Aspen Grove, as well as an extension to that VASZ over a further 3149m<sup>2</sup> at 20 Aspen Grove, 10, 12, 14 & 16 Richards Park Lane. The notified VASZ is primarily zoned MDRZ, with 18 Aspen Grove being zoned LDSRZ. The extension sought by the submitter is zoned MDRZ. A submission was also received from Ms Inga Smith<sup>476</sup> supporting the notified VASZ, but requesting that no properties on Richards Park Lane be included. A further submission was received from Ms Barbara Fons<sup>477</sup>, opposing the VASZ extension sought by Coherent Hotel on to 20 Aspen Grove and 10, 12, 14 & 16 Richards Park Lane. Ms Fons owns the adjoining property at 18 Richards Park Lane. Ms Devlin evaluated these submissions in Sections 35, 38 and 39 of her Evidence in chief, recommending that the submissions from Coherent Hotels Ltd be accepted subject to the imposition of a BRA on 16 Richards Park Lane, which we discuss in detail below. The additional VASZ land sought through this submission is shown on Figure 2-7 below.



**Figure 2-7** Aerial Photograph showing VASZ extension sought by the submitter outlined in blue and property owned by the further submitter outlined in yellow

265. Other than the properties on Richards Park Lane, and at 20 Aspen Grove, there were no submissions opposing the retention of the notified VASZ. Ms Devlin supported its retention and we accept her evidence. Ms Devlin pointed<sup>478</sup> out that 139 Fernhill Road also has frontage to Richards Park Lane. This is part of the existing Aspen Hotel and was included in the notified VASZ. She confirmed that the notified VASZ does not incorporate any other properties along Richards Park Lane, residential or otherwise.

<sup>476</sup> Submission 2361

<sup>477</sup> Further Submission 2793

<sup>478</sup> R Devlin, EiC, paragraph 35.2

266. With regard to the VASZ extension on to 10-16 Richards Park Lane and 20 Aspen Grove, it was Ms Devlin's evidence<sup>479</sup> that it can be appropriate to extend VASZ in suitable locations, whether currently developed for VA or not. In this location, she considered the VASZ is a useful mechanism to reflect existing VA development and enable expansion where it might not be anticipated in the underlying MDRZ. Ms Devlin considered<sup>480</sup> that any potential for adverse effects on neighbouring properties from a large VA development on the combined sites would be suitably addressed through the resource consent process for VA and the matters of discretion specified. She considered this would ensure a good outcome for neighbours. However, Ms Devlin agreed (in part)<sup>481</sup> with Ms Inga Smith<sup>482</sup> that any further VASZ expansion along Richards Park Lane (beyond that sought by Coherent Hotel) should not be enabled.
267. Together with the adjoining Aspen Hotel VASZ, it was Ms Devlin's view<sup>483</sup> that a range of accommodation options for visitors could be enabled in a generally appropriate location, while avoiding a loss of housing supply in other suburban areas. With regard to direct loss of housing capacity from this additional area of VASZ in the MDRZ, she estimated that the site could yield approximately 15-20 residential units. However, as we found in our evaluation of the Broadview Villas' VASZ, we do not consider this proposed 3149m<sup>2</sup> VASZ extension is of such a scale that it could compromise the ability of the MDRZ to fulfil its residential capacity functions, particularly given our understanding from the HDCA that there is overall sufficient zoned land capacity to meet the District's long term housing needs.
268. Ms Devlin addressed the concerns expressed by Ms Fons<sup>484</sup>. The northern internal boundary of Ms Fons' property at 18 Richards Park Lane would adjoin the extension to the VASZ, as would the northern internal boundary of 22 Aspen Grove. Ms Fons' further submission expressed concern at the direct effects on her as owner of the adjoining property, and at effects on the residential character of the neighbourhood.
269. Ms Devlin noted<sup>485</sup> that 18 Richards Park Lane slopes steeply away from the road ensuring that any VA development to the north would not hinder lake views. In terms of sunlight access or shading, she confirmed that a residential development on 16 Richards Park Lane would result in similar effects to a VA development, as both need to meet the same bulk and location requirements of the MDRZ. We note here that the permitted building requirements for the MDRZ include: 8m maximum height; no recession plane; 1.5m minimum internal boundary setback; 45% maximum building coverage, maximum continuous length of 24m for building façade at ground floor level, 1 residential unit per 250m<sup>2</sup> site area; and maximum of 3 units per site.
270. Irrespective of the above MDRZ building controls, Ms Devlin considered<sup>486</sup> that the effects of a VA development on an adjoining site could be quite different to a residential development, in regard to residential character. She recommended a 4.5m Building Restriction Area (BRA)<sup>487</sup>

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479 R Devlin, EiC, paragraph 35.5

480 R Devlin, EiC, paragraph 39.3

481 R Devlin, EiC, paragraph 35.6

482 Submission 2361

483 R Devlin, EiC, paragraph 39.4-39.5

484 Further Submission 2793

485 R Devlin, EiC, paragraph 39.6

486 R Devlin, EiC, paragraph 39.9

487 Rule 8.5.16 and shown on the Planning Maps

be applied to VA development<sup>488</sup> along the southern extent of the VASZ extension adjoining 18 Richards Park Lane and 22 Aspen Grove, with non-complying activity status for non-compliance. This recommendation was strongly challenged by Coherent Hotel, and the subject of questions from the Panel, as we discuss below.

271. In both her Rebuttal and Reply evidence<sup>489</sup>, and in response to questions from the Panel, Ms Devlin retained her firm view that the BRA was required to provide necessary separation and relief from effects on adjoining properties, whilst not unreasonably preventing development and efficient use of the VASZ extension. This was due to the proximity of the neighbouring residential properties (with a lack of topographical separation); and the ‘intimate’ nature of the residential environment in that location. It was her opinion that VA can result in effects on residential character that are not confined to effects from the bulk and location of buildings due to the proximity, nature and intensity of the VA activity. She was clear that she would not have recommended full acceptance of the VASZ extension without a BRA applied alongside the residential neighbours.
272. In her section 32AA evaluation<sup>490</sup>, Ms Devlin listed the costs and benefits of extending the VASZ over 10-16 Richards Park Lane and 20 Aspen Grove, concluding that the additional sub-zoning would enable efficient and effective use of the land for VA purposes, while not precluding the site being developed for residential activities or a mix of uses. However, her recommendation was subject to there being a BRA along the boundary with 18 Richards Park Lane and 22 Aspen Grove. She also evaluated<sup>491</sup> the costs and benefits of adding the BRA control, concluding that, although it would add compliance costs for VASZ landowners, it would not unduly restrict development within the VASZ extension whilst ensuring that residential amenities are protected.
273. Legal submissions were presented to us by Mr Jeremy Brabant for Coherent Hotel Limited<sup>492</sup>. He advised the only outstanding matter in relation to Ms Devlin’s recommendations was the application of the BRA, which Coherent Hotel did not support. Mr Brabant referred us to the non-complying activity status in Chapter 8 for non-compliance with a BRA<sup>493</sup> which he submitted would impose unnecessary costs and consenting limitations on the site, which are not counterbalanced by the benefits. In Mr Brabant’s submission, a BRA would be a simple, blunt tool that is not required, as other provisions in the PDP more appropriately control the effects of concern to Ms Devlin – the building controls of the MDRZ and the resource consent required for any VA proposal.
274. Mr Nicholas Grala gave planning evidence on behalf of Coherent Hotel Limited. He supported the extension of the VASZ for the reasons contained in the submission<sup>494</sup>, including that:
- the extended VASZ would provide the opportunity for a large site in single ownership to be developed for VA on an integrated basis;
  - the VASZ would be a logical extension of the notified VASZ;

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<sup>488</sup> Ms Devlin clarified in her Rebuttal evidence (paragraphs 6.1-6.4) that she intended the BRA only apply to buildings for VA and not for other development that is permitted in the MDRZ, such as residential activities.

<sup>489</sup> R Devlin, Rebuttal evidence, paragraphs 6.5-6.6; Reply evidence, paragraphs 2.5-2.7

<sup>490</sup> R Devlin, Appendix 2 to her EIC

<sup>491</sup> R Devlin, Appendix 1 to her Rebuttal evidence

<sup>492</sup> Legal submissions from Jeremy Brabant, paragraphs 6, 11-38

<sup>493</sup> Rule 8.5.16

<sup>494</sup> N Grala, EIC, paragraphs 16-20

- building controls in the MDRZ would control VA development, in the same way as residential development, which would ensure it would not inappropriately affect the residential character of the surrounding area;
- a VASZ in this location would be consistent with the PDP’s Strategic Direction by positively contributing towards Queenstown’s economy and allowing opportunity for tourism activities.

Mr Grala provided an analysis<sup>495</sup> against the parameters for a VASZ set out in Ms Devlin’s Section 42A Report. He agreed with Ms Devlin that the retention of the notified VASZ and the extension sought by the submitter would meet these parameters.

275. With respect to the BRA, it was Mr Gala’s evidence<sup>496</sup> that a more effective approach has already been taken in the PDP and variation provisions, that distinguishes the potential for effects from the activity of VA from those of a residential activity. VA requires a restricted discretionary activity consent, whereas residential activity is permitted. Mr Gala reviewed the matters to which discretion is reserved for a restricted discretionary activity application and noted that they include *“the location, nature and scale of activities”* and *“the external appearance of buildings”*. He considered that this would ensure that sufficient consideration would be given to zone interface, boundary treatment and residential character as part of any resource consent application for VA. We note here that the matters of discretion also include *“Parking and access”, “Landscaping”, “Noise”* and *“Hours of operation”*, which would allow consideration of any potential effects for neighbours from those aspects of a VA activity. Mr Grala also referred to the building controls within the MDRZ, which would manage the effects from a VA development in the same manner as for residential development, ensuring the same potential outcomes for neighbours. He concluded that the BRA is unnecessary because there are already PDP provisions that more effectively manage the issue of residential character and interface effects in a more nuanced and appropriate way, and which impose additional controls to manage the effects from the VA activity.
276. Ms Inga Smith presented evidence to us on her own submission<sup>497</sup> and on behalf of the further submission from Ms Barbara Fons<sup>498</sup>. Ms Smith’s evidence<sup>499</sup> described Richards Park Lane as a quiet, narrow, predominantly residential street, where most of the residents work in Queenstown and/or from home, with a mix of families, younger workers, and more established professionals. She stated that there are multiple easy options for commuting to the town centre and beyond. In Ms Smith’s opinion<sup>500</sup>, extending the VASZ into Richards Park Lane would set a dangerous precedent for hotels to acquire cheaper residential properties, allow them to become run-down and unoccupied<sup>501</sup>, and then apply for rezoning for VA.
277. One further matter discussed at the hearing (and responded to subsequently) was whether or not a VA development on the VASZ extension be likely to be notified to affected persons / residents of neighbouring properties. Mr Brabant provided us with supplementary legal

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<sup>495</sup> N Grala, EiC, Appendix 2

<sup>496</sup> N Grala, EiC, paragraphs 21-28

<sup>497</sup> Submission 2361. Ms Smith is a former resident of Richards Park Lane

<sup>498</sup> Further Submission 2793

<sup>499</sup> I Smith, EiC

<sup>500</sup> I Smith, Verbal statement at the hearing

<sup>501</sup> Ms Smith provided photographs of the properties on Richards Park Lane within the VASZ extension area. They appear unoccupied and somewhat run-down, as the Panel saw on our site visit.

submissions<sup>502</sup> and Ms Scott<sup>503</sup> replied that the Council’s counsel broadly accepted Mr Brabant’s conclusions on this matter. Mr Brabant considered a hypothetical development of a “large” VA development in the VASZ extension area, which extended closer to the boundary than 4.5m (i.e. within Ms Devlin’s recommended BRA) but complied with all other building requirements of the MDRZ. He concluded that:

- the notified variation Rule 8.6.2.3 would preclude both limited and public notification of the restricted discretionary application for the VA activity, other than where special circumstances exist;
- however, the VA non-notification rule would not preclude notification where other aspects of the activity require resource consent, such as earthworks for construction;
- the provisions in the Act precluding public notification of “boundary activities” would not apply to the BRA.

278. Ms Devlin responded<sup>504</sup> to the legal submissions on notification from Mr Brabant. She agreed with Mr Brabant’s conclusions based on her experience of both applying for and processing resource consent applications under the recently amended provisions of the Act. She also agreed that the range of resource consents likely to be required for a VA development may not be capable of satisfying the steps for preclusion from notification, and that a subsequent determination, as to the likely effects of the proposed activity and whether there are any affected persons, would be required in terms of the notification tests of the Act. Ms Devlin expressed a residual concern that, without the additional separation of the BRA, a VA development with minor breaches of the MDRZ building standards could be considered without public or limited notification. In her view (and experience) a fairly significant rule breach (such as of building height) would be needed for the limited notification provisions to apply. However, we note Ms Devlin acknowledged that, for non-notification, determinations would need to be made that a proposal would be likely to have adverse effects on the environment that are no more than minor, and adverse effects on affected persons that are less than minor.

279. Turning now to our evaluation of this matter, having considered the evidence from Ms Devlin, Mr Grala and Ms Smith, the submissions from Ms Smith and Ms Fons, and assisted by the legal submissions from Mr Brabant and Ms Scott. In our evaluation of the VASZ at 9 Frankton Road, we set out our understanding of the Strategic Direction in Chapter 3 as it relates to visitor industry facilities and services. We also set out our understanding of the purpose, objectives and policies of the MDRZ relating to visitor accommodation, and we note that those for the LDSRZ are very similar. We have considered these submissions on the basis of those understandings.

280. In relation to the notified VASZ, we did not receive any evidence opposing it. Although the submission from Ms Smith opposed properties on Richards Park Lane being included in the VASZ, her evidence was clear that she supported the notified VASZ boundaries<sup>505</sup>. We are satisfied that a VASZ over the notified location is the most appropriate way to achieve the objectives of the PDP, and to implement the policies for the MDRZ. We recommend this VASZ be retained, the submission from Coherent Hotel Limited be accepted, and the submission from Ms Smith be accepted in part.

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<sup>502</sup> Supplementary Legal Submissions on behalf of Coherent Hotel Limited – in response to query from Hearings Panel, dated 27 September 2018

<sup>503</sup> Reply Representations / Legal Submissions for the Council, dated 15 October 2018

<sup>504</sup> R Devlin, Reply evidence, paragraphs 2.1-2.4

<sup>505</sup> I Smith, EiC, paragraph 3, page 2

281. For the extension to the VASZ, we accept the evidence of Ms Devlin and Mr Grala that it would be a logical extension to the notified VASZ; it would provide the opportunity for a large site in single ownership to be developed for VA on an integrated basis; and a range of accommodation options for visitors could be enabled in a generally appropriate location. We consider these attributes are consistent with the strategic objectives for visitor facilities and services in Chapter 3.
282. With respect to the MDRZ, the relevant strategic policy requires visitor facilities and services to be in locations consistent with the objectives and policies of the zone. Our recommended purpose, objectives and policies for the MDRZ focus on identifying locations for VASZ which have historically provided, and will continue to provide, important locations for visitor accommodation to meet the District's needs; and where adverse effects on residential amenity values are avoided, remedied or mitigated. The extension adjoins one of several large areas of notified VASZ in this part of Fernhill and would be consistent with the existing pattern of VA activity (and VASZs) in the Fernhill area generally, with a large number and variety of VA operations intermingled with the residential development. We accept the evidence of Ms Devlin and Mr Grala that the potential for adverse effects on neighbouring properties from a large VA development on the combined sites would be suitably addressed through the resource consent process for VA and the matters of discretion specified; and that building controls in the MDRZ would control VA built development, in the same way as residential development, which would ensure it would not inappropriately affect the residential character of the surrounding area. We acknowledge the concerns of Ms Smith and Ms Fons that the extension of the VASZ could change the character of this part of Richards Park Lane. However, we consider the building standards and resource consent requirements are appropriate to ensure the residential character and amenity values of the area can be maintained. We are satisfied that a VASZ in this location would be generally consistent with the visitor accommodation objective and policies for the MDRZ.
283. We have considered Ms Fons' concern regarding the potential effects of VA development immediately adjoining her residential property boundary and Ms Devlin's recommendation for a 4.5m BRA for visitor accommodation buildings<sup>506</sup> to address this issue. However, we are persuaded by the evidence of Mr Grala that a more effective approach to addressing the potential for adverse effects of VA in VASZ on neighbours has already been included in the PDP and variation provisions. We accept his evidence that the BRA is unnecessary because the PDP and variation provisions more effectively manage the issue of residential character and adjoining neighbour effects in a more appropriate way, through the standards and resource consent controls which manage the effects from both the VA activity and its buildings. We agree with the submissions from Mr Brabant that a BRA, combined with non-complying activity status for non-compliance would impose costs and consenting limitations on the site, which are not counterbalanced by additional benefits. We are grateful for the legal submissions and evidence regarding the notification matters. Given their conclusions that notification for a large-scale VA development is not likely to be precluded, with determination regarding notification likely to be required in terms of the 'usual' notification tests of the Act, we did not need to consider this factor further in our evaluation of a BRA.
284. We have evaluated the extension to this VASZ alongside the principles and tests we have set out previously, and in terms of our duties pursuant to section 32AA of the Act. We are satisfied the extension is consistent with the principles and tests outlined, and that the imposition of a BRA would not be the most appropriate way of achieving the objectives and policies of the

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<sup>506</sup> In her Rebuttal evidence (paragraphs 6.1-6.6), Ms Devlin clarified that her recommendation for a BRA in this location should only apply to buildings being used for visitor accommodation

PDP. We recommend that the submission from Coherent Hotel Limited to extend the VASZ be accepted, and relevant aspects of the submissions from Ms Smith and Ms Fons be rejected. Thus we recommend that the VASZ apply to the following properties:

Address	Legal Description
10 Richards Park Lane, Fernhill	Lot 21 DP 12316
12 Richards Park Lane, Fernhill	Lot 20 DP 12316
14 Richards Park Park Lane, Fernhill	Lot 19 DP 12316
16 Richards Park Lane, Fernhill	Lot 18 DP 12316
20 Aspen Grove, Fernhill	Lot 71 DP 25084

285. Figure 2.8 below shows the extended VASZ we are recommending along with other notified and recommended VASZ in the immediate vicinity.

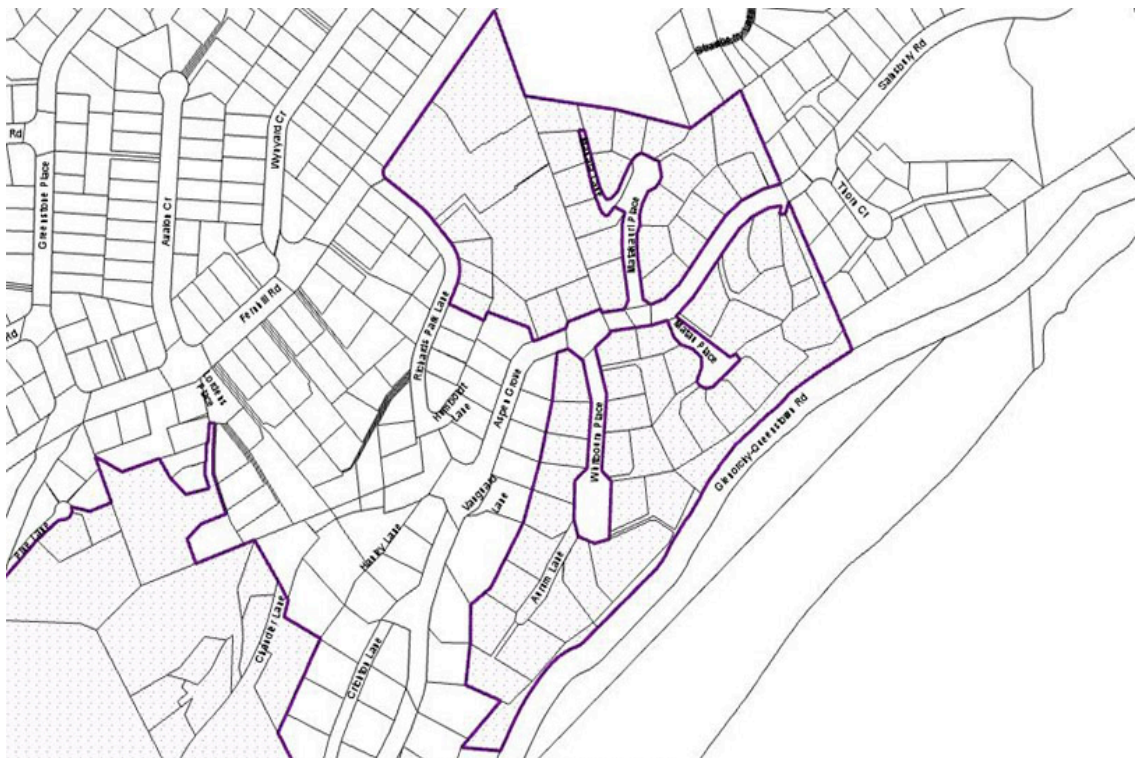


Figure 2-8 Recommended amendment to Planning Map 34



17. 9 SOUTHBURG AVENUE, FRANKTON

**17.1 Delos Investments Limited - Submission 2614**

286. Delos Investments Limited sought a VASZ over 1118m<sup>2</sup> of land zoned LDSRZ at the end of a short cul-de-sac (Southberg Avenue), off State Highway 6, in Frankton. There were no other submitters or further submitters in relation to this site. Ms Devlin evaluated the request in Section 26 of her Evidence in chief, recommending that the request be rejected. The land subject to this submission is shown on Figure 2-9 below.



**Figure 2-9** Aerial Photograph showing land subject to the submission outlined in blue

287. Ms Devlin<sup>507</sup> described the history of land uses and consents on the site, which was also set out in the submission and the evidence of Ms Rebecca Holden<sup>508</sup> in her planning evidence on behalf of the submitter. From that evidence, we understand that the site was established as a motel (with 7 units) in 1979, with a VASZ applied in the ODP. The site has been used for residential purposes since the early 1990s, with residential use of the site being formalised by resource consent approved in 2017. Since then, a resource consent for visitor accommodation use of the existing units has recently been consented, under the provisions of the both the ODP and the PDP, although minimum weight was given to the visitor accommodation provisions of the PDP and the variation, given the early stage of decision-making. Ms Devlin pointed out that the site now has consent for VA activity (up to 18 guests) with associated consent conditions to mitigate and manage adverse effects on the surrounding residential area.

<sup>507</sup> R Devlin, EiC, paragraphs 26.2-26.5; Rebuttal evidence, paragraph 3.4

<sup>508</sup> R Holden, EiC, paragraphs 3.2.6-3.2.9

288. It was Ms Devlin’s evidence<sup>509</sup> that the existing units on the site are likely to be suited for VA<sup>510</sup>, although, as they were built in the 1970s, there is the possibility the site could be redeveloped. She noted this would be provided for if a VASZ is placed over the site, as a restricted discretionary activity with the built form standards ensuring that any new buildings would be compatible with the LDSRZ. However, Ms Devlin<sup>511</sup> did not consider that VA activity on this site would meet the objectives and policies for the LDSRZ, in particular maintaining a residential character and the supply of residential housing. In her Rebuttal evidence, Ms Devlin expanded on this<sup>512</sup>, stating that the site is located in a discrete residential cul-de-sac, which has the potential to amplify adverse effects on social cohesion which could otherwise be moderated or concealed in a different physical setting (such as where the properties are separated by topography).
289. Ms Devlin identified the relevant parameters for assessing VASZ rezoning requests<sup>513</sup>. In her opinion, the recent grant of a resource consent for VA on the site does not mean, in itself, that applying a VASZ over the site is either appropriate or inevitable. She considered that applying a VASZ on the site would fail to meet the following rezoning principles:
- preventing very small sub-zones or single parcel sub-zones, which would result in ‘spot-zoning’;
  - preventing small sub-zones where these are historic and are now considered inappropriately located for VA.
- Although there is an existing approval and historic use of the site for a certain level of VA, in her opinion, this did not mean that a VASZ is appropriate. She considered the site, being located in a compact residential cul-de-sac, would potentially have inadequate separation between residential and VA activities, with associated adverse effects on social cohesion. It was Ms Devlin’s evidence that the site does not meet these parameters and is not the most appropriate method for guiding the location of VA in the LDSRZ.
290. Overall, Ms Devlin did not consider<sup>514</sup> that the VASZ request would meet the strategic direction of the PDP that provides for VASZ to be located in areas that are consistent with the policy framework for the zone.
291. Ms Holden supported<sup>515</sup> a VASZ over this site, on the basis that it would reflect the existing built form and historical use of the site, the built form controls of the LDSRZ would ensure that the existing character and amenity values of the zone are retained, and the restricted discretionary activity application for VA within a VASZ would place appropriate parameters around the nature and scale of any future VA if the site was redeveloped. Ms Holden acknowledged<sup>516</sup> that a VASZ on this site could be considered a ‘spot zone’, however, she considered the historic use of the site and the existing built form means a VASZ is appropriate.
292. Ms Holden referred us to the Section 32 evaluation that was attached to the submission from Delos Investments Limited. In addition, her evidence included an assessment against the

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<sup>509</sup> R Devlin, EiC, paragraph 26.7

<sup>510</sup> Ms Devlin clarified in her Rebuttal evidence (paragraph 3.3) that she was only referring here to the current older-style motel units and associated site layout, and was not stating that the site *per se* would be suited for VA

<sup>511</sup> R Devlin, EiC, paragraph 26.8

<sup>512</sup> R Devlin, Rebuttal evidence, paragraph 3.3

<sup>513</sup> R Devlin, EiC, paragraph 26.9; Rebuttal evidence, paragraph 3.5

<sup>514</sup> R Devlin, EiC, paragraph 26.10; Rebuttal evidence, paragraph 3.5

<sup>515</sup> R Holden, Summary Statement presented at the hearing

<sup>516</sup> R Holden, EiC, paragraph 3.2.13

higher order objectives and policies of the PDP. She concluded that the application of a VASZ to the site would fit within the objectives and policies of Chapters 3 & 4 and be consistent with the objectives and policies of the LDSRZ for the following reasons:

- The site is appropriately located for VA, being close to the airport, the Frankton commercial centres and public transport routes;
- A VASZ would enable a varied and potential affordable accommodation offering to visitors to the District;
- The existing built form is more suitable for VA than residential use;
- A VASZ would enable social, cultural and economic wellbeing for the submitter and future VA guests;
- A VASZ would enable continuation of a historic use of the site, providing for the visitor industry in a location conveniently accessible to attractions, facilities and services;
- The predominant residential character of the zone would be able to be maintained, given the likely location, scale and intensity of VA on the site, and the built form and consenting requirements.

293. We have considered the evidence from Ms Devlin and Ms Holden. In our evaluation of the VASZ at 9 Frankton Road, we set out our understanding of the Strategic Direction in Chapter 3 as it relates to visitor industry facilities and services. We also set out our understanding of the purpose, objectives and policies of the MDRZ relating to visitor accommodation, and we note that those for the LDSRZ are very similar. We have considered these submissions on the basis of those understandings.

294. In terms of the location of the site, we agree with Ms Holden that the Frankton urban area generally is an important commercial centre for the District, containing the airport, public transport links, and commercial services. However, we do not agree that the area in the vicinity of Southberg Avenue is an important location for visitor accommodation in the District. There are no other VASZ or HDRZ in the near vicinity<sup>517</sup>. We consider a VASZ on this site would be isolated and discrete, without any relationship to other locations identified as being suitable for VA.

295. The Strategic Directions identify the Queenstown and Wanaka town centres as being hubs for the visitor industry, as well other locations consistent with the objectives and policies of the zone. In the case of the LDSRZ, we accept the evidence from both Ms Devlin and Ms Holden that the built form standards, applied to any redevelopment of the site, would ensure that new buildings would be compatible with built character and amenity values of the LDSRZ. We accept that the restricted discretionary activity application within a VASZ would enable the effects of the VA activity on the residential character, cohesion and amenity values to be considered. However, we agree with Ms Devlin that this is a small site located in a discrete residential cul-de-sac, without any physical attributes which would ameliorate effects on residential cohesion and character. This was also our view following our site visit. We do not consider this is a suitable location to be identified as being generally appropriate for VA through a VASZ. We consider the small, compact residential nature of the cul-de-sac, the small size of the site itself, and the proximity of the adjoining residential activity, means there is heightened potential for adverse effects on residential character, cohesion and amenity values from further VA development on the site. We do not consider that this would be consistent with the visitor accommodation objectives and policies of the LDSRZ.

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<sup>517</sup> There was one other VASZ notified in Frankton on Lake Avenue, and an area of HDRZ on the opposite side of the Kawerau River bridge

296. In terms of the relevant parameters for assessing VASZ rezoning requests, we agree with the evidence from Ms Devlin that applying a VASZ on the site would fail to meet the rezoning principles relating to very small sub-zones or 'spot-zoning'; and relating to historic sub-zones which are now considered inappropriately located for VA. We also agree with Ms Devlin that the existence of an existing approval and historic use of the site for a certain level of VA does not mean that a VASZ is appropriate.
297. We consider that applying a VASZ over this site would not be consistent with the principles and tests we have previously outlined, and would not be the most appropriate way of achieving the objectives and policies of the PDP. We recommend that the submission from Delos Investments Limited be rejected.

## 18. LAKE HĀWEA CAMPGROUND AND GLEN DENE STATION, STATE HIGHWAY 6, HĀWEA

### 18.1 Glen Dene Limited and Sarah Burdon - Submission 2407

298. There has been a somewhat complex submission history regarding the Lake Hāwea Holiday Park, and adjoining areas within Glen Dene Station, which we will not fully detail here<sup>518</sup>. The land subject to this submission shown on Figure 2-10 below.



**Figure 2-10** Aerial Photograph showing Lot 1 DP 418972 – the northernmost site outlined in yellow, which is subject to the submission

299. Land located to the north of the Lake Hāwea Holiday Park had been zoned on the Stage 2 Proposed District Plan planning maps as Community Purposes Sub Zone (Camping Grounds). The Council subsequently determined that this was an error and withdrew the land from Stage 2 by way of decision dated 8 February 2018, with the zoning of the land reverting to its Stage 1 Rural Zone<sup>519</sup>. In their submission on Stage 2 of the PDP, Glen Dene Limited and Sarah Burdon supported the Community Purpose – Campground Subzone over this land. On the basis that the Council had specifically withdrawn the land from the Stage 2 planning maps, the Council considered that there was no longer scope for consideration of this submission and sought to strike it out, on the grounds that it was not “on” Stage 2 of the PDP.

300. The Council’s request to strike out this submission was considered by the Panel Chair<sup>520</sup>. He noted that the Council had previously undertaken to “*receive and consider submissions in*

<sup>518</sup> Refer to Opening Representations / Legal Submissions for the Council, Stream 15, 31 August 2018

<sup>519</sup> The Council resolved that the Council – “3. Authorises, pursuant to Clause 8D of the First Schedule to the RMA, the withdrawal of the following provisions of the Proposed District Plan: a. The proposed Community Purpose Sub Zone (Camping Grounds) from the land legally described as Lot 1 DP 418972 and Part of Section 1 SO 24546, located to the north of the Lake Hāwea Holiday Park; 4. Note that as a result of the withdrawal described in (c)(i) the proposed zone for the land will revert to Rural Zone, being the zone that applied to the land at Stage 1 of the District Plan review.”

<sup>520</sup> Second Decision relating to Submissions not “on” the PDP, dated 2 August 2018, paragraphs 4-6

*Stage 2, that ask for the Visitor Accommodation (Sub-Zone) to be applied over land that has not otherwise been notified in Stage 2 with the Visitor Accommodation Sub-Zone". He determined that the relevant part of the submission, relating to Lot 1 DP 418978 (Lot 1), contained "relief that provides scope for some form of visitor accommodation sub-zone". As a result, there is scope before this Panel is to consider this submission, but the scope is limited to whether or not a VASZ should be applied to Lot 1. We comment further on this matter below, when we consider the scope of the evidence from Mr Duncan White. Ms Devlin evaluated the request for a VASZ over Lot 1 in Section 4 of her Supplementary statement of evidence (dated 10 August 2018), recommending that the request be rejected.*

301. Lot 1 is located to the north of the Lake Hāwea Holiday Park, adjoining the edge of the lake, on land which is part of Glen Dene Station. Glen Dene Limited<sup>521</sup> leases the Council-owned land at the Lake Hāwea Holiday Park, owns the facilities and operates the holiday park. Lot 1 is separated from the holiday park by land managed by Contact Energy as part of its operation of Lake Hāwea as a storage lake. Access to Lot 1 is from the campground, via an internal road through the station and Contact Energy land. Lot 1 is zoned Rural on the Decisions Version of the Stage 1 PDP Planning Maps. It is not subject to Designation 175 (Hāwea Motor Camp) which lies over the motor camp land owned by the Council. The PDP maps identify Lot 1 as being within an Outstanding Natural Landscape (ONL).
302. Visitor accommodation (VA) in the Rural Zone is listed as a discretionary activity in Rule 24.4.19<sup>522</sup>. Objectives and policies for the Rural Zone relevant to visitor accommodation were provided to us by Ms Bowbyes<sup>523</sup> in response to the Panel's questions regarding the approach to managing RVA and homestays in the Rural Zone. Neither Stage 1 or Stage 2 of the PDP, nor the notified visitor accommodation variation, include provision for VASZ within the Rural Zone. There were no VASZ in the Rural Zone identified on the notified Stage 2 PDP Planning Maps, and neither does the variation include Rural Zone objectives, policies or rules for managing activities within VASZ.
303. Both Ms Bowbyes and Ms Devlin considered whether or not a VASZ should be included as a method in rural zones. Ms Bowbyes considered this in relation to the Rural Residential and Rural Lifestyle Zones<sup>524</sup>. She stated that the implications of introducing a framework of objectives, policies and rules for VASZ into a zone, where they are not otherwise provided for, could have a far-reaching effect, beyond the implications for the submitter's particular land. She considered a submission requesting such provisions would need to consider the wider implications, as well as considering the approach in the context of wider zone objectives, policies and rules. She recommended that a request for a VASZ in those zones be rejected, with VA being able to be considered as a discretionary activity.
304. Ms Devlin<sup>525</sup> drew the Panel's attention to paragraphs of a Minute issued by the Panel in May 2017<sup>526</sup>, which considered the question of whether a submitter could seek the application of a zone which was not one of the notified Stage 1 PDP zones. We have set out the relevant parts of this Minute below. We agree with Ms Devlin that the approach set out in these

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<sup>521</sup> R Burdon, EiC, paragraph 1.1

<sup>522</sup> Decisions Version of the Stage 1 PDP

<sup>523</sup> Memorandum of Counsel for Queenstown Lakes District Council providing expert witness responses to issues raised during the hearing, Hearing Stream 15 – Visitor Accommodation, 14 September 2018, section 6

<sup>524</sup> A Bowbyes, EiC, paragraph 11.65

<sup>525</sup> R Devlin, EiC, paragraph 4.13

<sup>526</sup> Minute concerning Submissions seeking Rezoning to an ODP Zone, 27 May 2018

paragraphs is relevant to any submission seeking the introduction of a new zone or sub-zone, such as the introduction of a VASZ into a zone where is not anticipated by the notified variation:

- 4 *... if a submitter seeks to zone the land using a set of provisions that are not one of the Stage 1 zones, that submitter would need to show how those provisions fit within the overall strategic directions chapters of the PDP. If the provisions do not give effect to and implement the strategic directions chapters, it would likely be difficult to conclude that they were the most appropriate way to achieve the objectives in those chapters.*
5. *Where a submitter has chosen to identify an ODP zoning, such as the Rural Visitor Zone, as the set of provisions as being appropriate, that test of giving effect to and implementing the strategic directions chapters remains relevant. In addition, there are two matters that submitters need to consider in seeking the implementation of an ODP zone. First, .... Second, the Hearing Panel would need to understand the entire objective, policy and rule framework proposed so the Panel can understand what actual and potential effects on the environment the rezoning would have and whether that was consistent with the overall objectives and policies of the PDP. ....*
6. *This approach means that is open to submitters to seek to apply a zone that is not in those presently part of Stage 1 of the PDP, but they must provide a solution that fits within the PDP.*

305. Ms Devlin considered<sup>527</sup> the appropriateness of a VASZ in terms of the strategic directions of the PDP. She referred to Strategic Policy 3.3.1 which enables provision for the visitor industry within the Queenstown and Wanaka town centres and other urban areas and settlements. It was her opinion that this does not enable VASZ within the rural zones. Outside urban areas, Ms Devlin identified the policy direction in Strategic Policy 3.3.21, which recognises that tourism related activities seeking to locate in Rural Zones may be appropriate where these activities enhance the appreciation of landscapes, and on the basis that they would protect, maintain or enhance landscape quality, character and visual amenity values. She also referred to the strategic direction of the PDP in regard to ONL's (given the ONL location of Lot 1). This requires the landscape and visual amenity values and natural character of ONLs to be protected from adverse effects of use and development that are more than minor and/or not temporary in duration. In the absence of any particular policy framework for VASZs in the Rural Zone, and with reference to this strategic direction, Ms Devlin concluded that including a VASZ in a Rural Zone would be inconsistent with the objectives and policies of the PDP<sup>528</sup>.

306. Ms Devlin noted<sup>529</sup> that all notified VASZ are included within urban residential zones, which provide for VA as a restricted discretionary activity within a VASZ, with listed matters of discretion. It was her opinion that the VASZ provisions are intended for urban residential zones, with the matters of discretion having greater relevance to urban environments, where noise and other potential adverse effects on neighbours can arise. Although Lot 1 is reasonably close to the urban environment of Hāwea, Ms Devlin considered that many of the matters of discretion would be of limited relevance to a rural location.

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<sup>527</sup> R Devlin, Supplementary evidence, paragraphs 3.12-3.15 in relation to a submission from Teece Irrevocable Trust No. 3 (Submission 2599); and paragraphs 4.3-4.5 & 4.11 in relation to the Glen Dene site (Lot 1). Ms Devlin states that the same reasons apply to both sites.

<sup>528</sup> R Devlin, Supplementary evidence, paragraphs 3.15 & 4.3 & 4.10

<sup>529</sup> R Devlin, Supplementary evidence, paragraphs 3.5-3.6 & 4.6-4.7

307. Ms Devlin referred<sup>530</sup> to the submitter’s wishes to provide additional VA facilities on Lot 1, so as to improve the operational viability of the campground and extend the camp season beyond the summer period. In her opinion, this is a situation where a resource consent could be applied for and assessed on its merits as a discretionary activity. She considered<sup>531</sup> that VA on Lot 1 should remain as a discretionary activity, in accordance with the Rural Chapter, as the most appropriate outcome for achieving consistency with the PDP’s strategic objectives and policies.
308. Legal submissions were presented to us on behalf of Glen Dene Limited and Sarah Burdon by Mr Graeme Todd. Evidence was presented by Mrs Sarah Burdon and Mr Richard Burdon, and planning evidence by Mr Duncan White.
309. Mr Todd’s legal submissions focussed on the submitter’s request to rezone the land north of the campground, owned by the submitter, to Community Purpose - Camping Ground Zone. He also referred to the land owned by the submitter, that adjoins their leased Council-owned land, and which has been run as one campground operation for many years (we understand this to be Lot 2 DP 418978 (Lot 2)). As a result of the submission history we have outlined above, neither of these matters were now before this Panel, and we were not able to draw a great deal of assistance from Mr Todd’s legal submissions.
310. Mrs Burdon described<sup>532</sup> the history, the lease and current operation of the Lake Hāwea Holiday Park. Recent years have seen considerable (“exponential”) growth in demand for their facilities and accommodation, necessitating resource consent applications for the additional development, with associated costs and delays. Mrs Burdon stated<sup>533</sup> the demand warrants further accommodation to be provided at the Holiday Park, as well as more facilities, service buildings, staff accommodation, etc. However, she considered that the current consenting process is not feasible for future development. With respect to the wider land owned by the Burdon family, adjoining the leased area, Mrs Burdon indicated<sup>534</sup> that they would like to use this land to provide wider offerings to their guests and extend their experiences further. She referred to “glamping” tents and associated facilities, self-contained cottages, “group” recreation rooms / dining rooms. In her opinion, the area can easily absorb more buildings, with room to grow and extend the accommodation options provided to visitors. She stated that further development and year-round operation are needed if the Holiday Park is to be sustainable in the future. In relation to Lot 1, she stated that they would prefer the Community Purpose - Camping Ground Zone, as for the core areas of the Holiday Park.
311. The evidence from Mr Richard Burdon supported<sup>535</sup> the matters raised by Mrs Burdon and summarised above. Mr Burdon was able to confirm the location of Lot 1, as this was not fully clear to us from our site visit. We now understand that it lies partly on the lake side of, and partly to the north of, the flat grassed area to the north of the main campground, which is a lake overflow area in case of very high lake levels. We acknowledge Mr Burdon’s concerns regarding the staged nature of the PDP process and how this makes it difficult for landowners affected by multiple stages and chapters of the PDP. We appreciate this can be challenging for landowners, who have limited time to participate in complex proceedings such as these. However, this Panel is only able to address those aspects of the submissions legitimately

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<sup>530</sup> R Devlin, Supplementary evidence, paragraphs 4.8-4.9

<sup>531</sup> R Devlin, Supplementary evidence, paragraph 4.11

<sup>532</sup> S Burdon, EiC, Sections 3-5

<sup>533</sup> S Burdon, EiC, Sections 6-7

<sup>534</sup> S Burdon, EiC, Section 8

<sup>535</sup> R Burdon, EiC, Section 2



before it. Although both Mr and Mrs Burdon expressed a desire to have Community Purpose - Camping Ground Zone over all parts of the Holiday Park land (including Lot 1), its application to Lot 1 is not covered by the aspect of the Glen Dene submission that is before this Panel and addressed in this Report.

312. Before we consider Mr White's evidence, we need to consider the legal submissions received on behalf of the Council which state that Mr White's evidence on the Community Purpose - Camping Ground Zone for Lot 1 is not within the scope of matters allowed by the Second Decision of 2 August 2018<sup>536</sup>, as it goes beyond "*some form of visitor accommodation sub-zone*". Mr White responded to the Council's position in his written summary of evidence at the hearing. It was his view that the wording of the Second Decision ("*some form of visitor accommodation sub-zone*") could equally apply to a Community Purpose - Camping Ground Zone. He proceeded with his evidence on the basis that it was within scope. Having considered the Council's legal submissions and Mr White's response, and reviewed the Second Decision of 2 August 2018, we agree with the Council that consideration of a Community Purpose - Camping Ground Zone for Lot 1 (and any evidence relating to this) is not within scope for this Panel. However, to the extent relevant, we have considered Mr White's evidence when evaluating the appropriateness of a VASZ over Lot 1.
313. As his evidence focussed primarily on supporting a Community Purpose - Camping Ground Zone for Lot 1, we were not able to derive a great deal of assistance from Mr White's evidence. In relation to a VASZ over Lot 1, Mr White agreed with Ms Devlin that this sub-zoning would not be appropriate for the site. Rather than continue to consider an obviously unsuitable VASZ for the site as part of Stage 2 of the PDP process, Mr White suggested it may be preferable to roll consideration of the submission over to Stage 3 (when Mr White anticipated a more appropriate Rural Visitor Zone may be notified).
314. Having considered the evidence of Mr White (in relation to the VASZ), the evidence of Mr and Mrs Burdon and the information they provided at the hearing, we do not find we have any basis to recommend accepting a VASZ over Lot 1.
315. The submitter has not shown how introducing VASZ provisions to a Rural Zone would fit within the overall strategic directions' chapters of the PDP. We do not have sufficient information for us to understand what actual and potential effects on the environment the rezoning would have and whether that was consistent with the overall objectives and policies of the PDP. We have little or no information regarding the potential site-specific effects of introducing a VASZ over the Lot 1 land, how they would be managed, and their consistency or otherwise with the strategic directions and Rural objectives and policies of the PDP. Mr White's planning evidence has specifically agreed with Ms Devlin that a VASZ would be obviously unsuitable for the site.
316. On that basis, we consider that applying a VASZ over this site would not be consistent with the principles and tests we have previously outlined and would not be the most appropriate way of achieving the objectives and policies of the PDP. We recommend that this aspect of the submission from Glen Dene Limited and Sarah Burdon be rejected.

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<sup>536</sup> Second Decision relating to Submissions not "on" the PDP, dated 2 August 2018

## 19. GLENORCHY-PARADISE ROAD, UPPER DART VALLEY, PARADISE

### 19.1 Teece Irrevocable Trust No. 3 - Submission 2599

317. There has also been a somewhat complex submission history regarding this site. The submission from Teece Irrevocable Trust No. 3 (Teece) sought that a Rural Visitor Zone apply to this land, being an extension to the Rural Visitor Arcadia Zone in the ODP (with bespoke provisions applying). The Council sought to strike out this submission, on the grounds that it was not “on” Stage 2 of the PDP. The Council submitted that the site was zoned Rural in Stage 1 (which zoning was uncontested) and the Visitor Accommodation Variation does not provide an opportunity for submitters to seek rezoning (as opposed to application of a Visitor Accommodation Sub-zone) in Stage 2. As noted above, the Council had previously undertaken to “*receive and consider submissions in Stage 2, that ask for the Visitor Accommodation (Sub-Zone) to be applied over land that has not otherwise been notified in Stage 2 with the Visitor Accommodation Sub-Zone*”. In response, Teece Irrevocable Trust No. 3 noted that the submission would provide scope for the application of a site-specific Visitor Accommodation Sub-Zone (“VASZ”) on the submitter’s land,
318. The Council’s request to strike out this submission was considered by the Panel Chair. He decided to strike out those portions of the submission which seek to replace the Rural Zone with a visitor accommodation-specific zone (whether called Rural Visitor Zone or otherwise), but “*leave within the submission the ability to request a visitor accommodation sub-zone with the characteristics outlined in the submission*”. Accordingly, the scope before this Panel is to consider whether or not a VASZ should be applied to the land, as identified in the submission.
319. Ms Devlin evaluated the request for a VASZ in Section 3 of her Supplementary statement of evidence (dated 10 August 2018), recommending that the request be rejected. Due to a change in circumstances for Ms Devlin<sup>537</sup>, Ms Bowbyes took over advising the Panel in relation to this submission. Ms Bowbyes confirmed<sup>538</sup> she agreed with and adopted Ms Devlin’s Supplementary evidence in relation to this submission. Where we refer to Ms Devlin’s evidence below, it is on the understanding that it is adopted by Ms Bowbyes. Ms Bowbyes also provided Rebuttal evidence on this matter as an Addendum to her Summary of Evidence<sup>539</sup> presented to the Panel. The land subject to this submission is shown in Figure 2-11 below.

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<sup>537</sup> As advised to the Panel in paragraph 5.8 of the Opening Representations / Legal Submissions for the Council, Stream 15, 31 August 2018

<sup>538</sup> A Bowbyes, Rebuttal evidence, paragraphs 11.1-11.3

<sup>539</sup> A Bowbyes, Rebuttal evidence, Addendum to her Summary of Evidence, 31 August 2018



**Figure 2-11** Aerial Photograph showing land subject to the submission in brown

320. The relevant aspect of the submission from Teece relates to an area of 278 ha in the Upper Dart Valley, at Paradise, some 15 km north of Glenorchy (in a direct line) and accessed from the Glenorchy-Paradise Road. The area adjoins the bed of the Dart River and Mount Aspiring National Park to its west, north and east. The land is zoned Rural on the Decisions Version of the Stage 1 PDP Planning Maps. The PDP maps identify the site as a being within an Outstanding Natural Landscape (ONL). There are no appeals on the zoning or ONL status of this land.
321. It became clear to us during the hearing that the submitter had narrowed the application of this aspect of its submission to two separate areas, within the overall 278 ha of its original submission. Teece sought a VASZ (referred to as the Upper Glenorchy Visitor Accommodation Sub-Zone (UGVASZ)) over Areas A & B shown on aerial photographs attached to the evidence of Ms Elizabeth Stewart<sup>540</sup>, a planner presenting evidence on behalf of this submitter. The legal submissions from Mr Gerard Cleary clarified<sup>541</sup> that the submitter did not seek a VASZ over all the 278 ha of its property. Area A (approximately 7500m<sup>2</sup>) was located to the west of the road, on pasture land closer to the Dart River. Area B (approximately 33 ha) was located to the east of the road within mature beech forest. In addition, Ms Stewart provided recommended rules for a UGVASZ, to be included within the Rural Zone (Chapter 21)<sup>542</sup>. In evaluating this submission, we have proceeded on this basis.
322. As set out above in relation to the Glen Dene site, VA in the Rural Zone is listed as a discretionary activity in Rule 24.4.19<sup>543</sup>. Objectives and policies for the Rural Zone relevant to

<sup>540</sup> E Stewart, EiC, Appendix B

<sup>541</sup> Legal submissions for Submission 2599, paragraph 1.5 & 1.7

<sup>542</sup> E Stewart, EiC, Appendix C

<sup>543</sup> Decisions Version of the Stage 1 PDP

visitor accommodation were provided to us by Ms Bowbyes<sup>544</sup>. Neither Stage 1 or Stage 2 of the PDP, nor the notified visitor accommodation variation, include provision for VASZ within the Rural Zone. There were no VASZ in the Rural Zone identified on the notified Stage 2 PDP Planning Maps, and neither does the variation include Rural Zone objectives, policies or rules for managing activities within VASZ.

323. We have also set out in section 18.1 above, the evidence from Ms Bowbyes and Ms Devlin as to whether or not, or in what circumstances, a VASZ should be included as a method in rural zones. We have referred to paragraphs of a Minute issued by the Panel in May 2017<sup>545</sup>, which considered the question of whether a submitter could seek the application of a zone which was not one of the notified Stage 1 PDP zones. We agree the approach set out in those paragraphs is relevant to a submission seeking the introduction of a new zone or sub-zone, such as the introduction of a VASZ into a zone where is not anticipated by the notified variation.
324. In relation to the Teece submission, Ms Devlin considered<sup>546</sup> the appropriateness of a VASZ in terms of the strategic directions of the PDP. She referred to Strategic Policy 3.3.1 which enables provision for the visitor industry within the Queenstown and Wanaka town centres and other urban areas and settlements. It was her opinion that this does not enable VASZ within the rural zones. Outside urban areas, Ms Devlin identified the policy direction in Strategic Policy 3.3.21, which recognises that tourism related activities seeking to locate in Rural Zones may be appropriate where these activities enhance the appreciation of landscapes, and on the basis that they would protect, maintain or enhance landscape quality, character and visual amenity values. She also referred to the strategic direction of the PDP in regard to ONL's (given the ONL location the Teece land). This requires the landscape and visual amenity values and natural character of ONLs to be protected from adverse effects of use and development that are more than minor and/or not temporary in duration. In the absence of any particular policy framework for VASZs in the Rural Zone, and with reference to this strategic direction, Ms Devlin concluded that including a VASZ in the Rural Zone, with the characteristics outlined in the submission, would be inconsistent with the objectives and policies of the PDP<sup>547</sup>.
325. Ms Devlin noted<sup>548</sup> that all notified VASZ are included within urban residential zones, which provide for VA as a restricted discretionary activity within a VASZ, with listed matters of discretion. It was her opinion that the VASZ provisions are intended for urban residential zones, with the matters of discretion having greater relevance to urban environments, where noise and other potential adverse effects on neighbours can arise. As the Teece land is rural and remote, Ms Devlin considered that many of the matters of discretion would be of limited relevance. She considered<sup>549</sup> that VA on the Teece land should remain as a discretionary activity, in accordance with the Rural Chapter. Ms Bowbyes<sup>550</sup> confirmed that she concurred with Ms Devlin on this matter.

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<sup>544</sup> Memorandum of Counsel for Queenstown Lakes District Council providing expert witness responses to issues raised during the hearing, Hearing Stream 15 – Visitor Accommodation, 14 September 2018, section 6

<sup>545</sup> Minute concerning Submissions seeking Rezoning to an ODP Zone, 27 May 2018, paragraphs 4-6

<sup>546</sup> R Devlin, Supplementary evidence, paragraphs 3.12-3.15

<sup>547</sup> R Devlin, Supplementary evidence, paragraphs 3.15

<sup>548</sup> R Devlin, Supplementary evidence, paragraphs 3.5-3.6

<sup>549</sup> R Devlin, Supplementary evidence, paragraph 3.16

<sup>550</sup> A Bowbyes, Rebuttal evidence, Addendum to her Summary of Evidence, paragraph 11

326. Mr Cleary's legal submissions reminded<sup>551</sup> this Panel about findings from previous Panels on Stage 1 of the PDP, which have addressed the matter of VASZ in rural areas. He submitted that those findings are not binding on the present Panel, and that the expert evidence brought by Teece to this hearing is sufficient for this Panel to consider the appropriateness of the UGVASZ. It was Mr Cleary's submission<sup>552</sup> that methods such as VASZ can be included with the Rural Zone, subject to a thorough assessment against the statutory framework. Mr Cleary covered the relevant statutory framework for decisions on the PDP<sup>553</sup>, generally agreeing with those provided to us in Appendix A to the Council's opening legal submissions. In particular, he referred us<sup>554</sup> to the section 32AA evaluation of the costs and benefits of the planning options for the Teece land (restricted discretionary or discretionary activity status for VA), attached to the evidence of Ms Stewart<sup>555</sup>. Mr Cleary summarised<sup>556</sup> those aspects of the approach sought by Teece which make it more appropriate or better than falling back on the default discretionary activity status for VA in the Rural Zone, as follows:
- The identification of suitable locations for development (from the expert evidence of Mr Espie);
  - The express limits on development within these areas (in accordance with Ms Stewart's recommended rules for a UGVASZ);
  - The benefits of a restricted discretionary activity approach (from Ms Stewart's section 32AA evaluation); and
  - The ability of the Council to decline inappropriate applications.
327. The landscape evidence from Mr Espie described the existing landscape character of the area of the entire Teece holding (approximately 278 ha)<sup>557</sup>. He referred to the surrounding forest of Mount Aspiring National Park, the adjoining Dart River bed, and the farmed lands of Arcadia Station to the south. Most of the landholding itself is grazed pasture, with fencing but no buildings (Area A is located within the pasture area). Approximately 79 ha on the east side of the holding, to the east of the Glenorchy-Paradise Road, is in mature forest akin to the National Park (Area B is within this area). Mr Espie described the surrounding landscape of rugged mountains, native vegetation, and expansive gravel river bed. It was his opinion that the farmed valley floors are not as natural or as dramatic, and less striking, in appearance and have been much more modified than the mountain slopes. However, overall, he agreed that the landscape of the Teece holding, is undoubtedly an ONL.
328. Mr Espie evaluated the effects that development in Areas A & B may have, firstly on landscape character, and secondly on views and visual amenity. He considered the restrictions on maximum total footprint and height for built development in each area, from the rules proposed by Ms Stewart. However, he also had regard to the nature of the development he understood the landowner envisages for these areas, as well various assumptions he had made regarding the likely scale, location and design of any development, vegetation clearance, landscaping, access, parking and methods of construction. We return to our questions of Mr Espie on these assumptions later.

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<sup>551</sup> Legal Submissions from G Cleary, Section 3

<sup>552</sup> Legal Submissions from G Cleary, paragraph 5.4

<sup>553</sup> Legal Submissions from G Cleary, paragraphs 4.1-4.7

<sup>554</sup> Legal Submissions from G Cleary, paragraph 4.10

<sup>555</sup> E Stewart, EiC, Appendix H

<sup>556</sup> Legal Submissions from G Cleary, paragraph 4.13

<sup>557</sup> B Espie, EiC, paragraphs 5.1-5.5

329. On the basis of the rules and his understandings and assumptions, Mr Espie provided the following opinions in relation to effects on landscape character<sup>558</sup>:
- For Area A – a rural form of building (or small cluster of buildings) would be a new, relatively isolated, rural element surrounded by a large area of pasture, 2.5km north of the nearest other farm buildings and the northernmost building(s) before the national park begins. It would not be an unexpected element or incongruous in relation to rural settlement patterns. Relatively isolated instances of VA in the rural and ONL areas do not necessarily degrade landscape character. A lodge in Area A would be particularly well absorbed into existing landscape character, with open pasture, surrounding mountains and the broader ONL dominating landscape character.
  - Area B – small scale VA facilities, with minimal vegetation clearance (although still considerable) and an inconspicuous access track, while inconspicuous, would be a significant new instance of human occupation and modification in this forested area. This would decrease the natural character and increase modification, although the forest would continue to be the dominant and defining element of landscape character. In order to balance the loss of natural character, future development would need to include measures to enhance the long-term ecological health and value of the forested area.
330. Regarding effects on views and visual amenity, Mr Espie gave the following opinions in relation to road users, and users of the river and the national park<sup>559</sup>:
- Area A – visual effects are likely only to be relevant as experienced from the Glenorchy-Paradise Road (partially visible, relatively distant, peripheral and inconspicuous, and not entirely unexpected) and from the Dart River corridor (minimally visible, if at all). The type of development anticipated, in conjunction with the other PDP provisions for the UGVASZ, will ensure that visual effects are appropriate and development is reasonably difficult to see.
  - Area B – a small visitor facility could be entirely hidden from view from outside the site, apart from distant views from minimally accessible mountain locations. Visibility would be reasonably difficult. An access track is likely to be visible to road users, and particular care would be required as to the size and location of the access and construction access, so as to have minimal adverse visual effects.
331. The Panel questioned Mr Espie about the extent to which he had based his assessments on the various assumptions he had made about the nature and scale of development that might occur in the two areas. He responded that he had not just considered the submitter’s proposals, but had also taken into account the specific locations identified for the VASZ areas and the standards and matters of discretion set out in Ms Stewart’s evidence. He considered that a reasonably flexible range of developments could be appropriate for approval in the identified VASZ areas, and not just the current proposals of this submitter. However, he noted that the Council would need to carefully consider the relevant objectives and policies, and section 6 of the Act, in addition to the matters of discretion, in order to determine what proposals are appropriate or not.
332. The planning evidence from Ms Stewart provided:
- an assessment of the environmental effects of proposed development within the UGVASZ areas, in accordance with her proposed rules package<sup>560</sup>;

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<sup>558</sup> B Espie, EiC, paragraphs 5.6-5.21

<sup>559</sup> B Espie, EiC, paragraphs 6.1-6.26

<sup>560</sup> E Stewart, EiC, Section 6

- an assessment of the proposed sub-zone against the relevant PDP objectives and policies<sup>561</sup>;
- a section 32 assessment as to whether the provisions in the submitter's proposal are the most appropriate way to achieve the PDP's objectives<sup>562</sup>;
- commentary on the five parameters set out in Ms Devlin's evidence for considering VASZ zoning requests<sup>563</sup>; and
- an evaluation of the proposed sub-zone in terms of Part 2 of the Act<sup>564</sup>.

333. Ms Stewart's assessment of environmental effects drew upon Mr Espie's assessments in terms of effects on landscape character and visual amenity. She provided her own assessment of traffic effects, although she acknowledged she was not a traffic engineer. Ms Stewart also relied upon two reports attached to her evidence<sup>565</sup> – a hazard assessment from GeoConsulting Limited; and an infrastructure feasibility report from Civilised Limited. We note that, like Mr Espie, Ms Stewart made several assumptions about the nature of the VA development in Areas A & B, in order to estimate the number of vehicle movements per day. Similar assumptions have been made in the hazard and infrastructure reports. Based on these assessments, Ms Stewart concluded that the sub-zone locations are suitable for appropriately designed development, with the restricted discretionary activity status and assessment matters included in her recommended rules.

334. The authors of the two reports did not appear at the hearing, so the Panel was not able to question them in relation to their analysis and conclusions. The Panel asked Ms Stewart whether, as a planner, she considered she was qualified to give evidence on topics such as geotechnical and flooding hazards, infrastructure and servicing, and traffic effects. She responded that she was happy to provide this evidence, based on reports attached to her evidence, although she acknowledged that the specialists themselves would possibly need to provide evidence, if this had been a resource consent hearing.

335. Mr Stewart's assessment against the relevant PDP objectives and policies concluded that including the proposed provisions for a UGVASZ in the Rural Zone would be entirely consistent with all of the PDP's objectives and policies<sup>566</sup>, including the Strategic Direction, and those for the Rural Zone, ONL's and indigenous biodiversity. She summarised the overall thrust of the relevant objective and policy framework as being to provide for rural diversification, including VA, in locations and in a manner which protects, maintains, and enhances landscape quality and character, rural amenity and natural resource values. Development in ONL's is generally only appropriate where the landscape can absorb change and the development is reasonably difficult to see beyond the site boundary. The significant socio-economic benefits of well designed and appropriately located visitor industry facilities and services are to be realised across the District. From her evidence and her answers to our questions, we have concluded that Ms Stewart's assessment against these PDP provisions was strongly based on two concepts - her understanding from Mr Espie's evidence that development would be restricted to only those parts of the Teece land which can 'absorb' the development provided for in the UGVASZ; and her expectation that the restricted discretionary activity process would ensure that only appropriate development, that is consistent with the specific requirements of

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<sup>561</sup> E Stewart, EiC, Section 7 & Appendix G

<sup>562</sup> E Stewart, EiC, Section 7 & Appendix H

<sup>563</sup> E Stewart, EiC, Section 9.1

<sup>564</sup> E Stewart, EiC, Section 8

<sup>565</sup> E Stewart, EiC, Appendices E & F

<sup>566</sup> E Stewart, EiC, paragraphs 7.5-7.9

objectives and policies, is granted consent. We will return to our consideration of these concepts later in our Report.

336. Ms Stewart assessed the costs, benefits, efficiency and effectiveness of two options for managing VA development on the Teece land – the submitter’s proposed UGVASZ and its associated restricted discretionary activity status for VA; and discretionary activity status for VA in the Rural Zone as provided for in the Decision Version of the PDP. She concludes that both options would implement the PDP objectives and policies, but the UGVASZ is ‘better’ because:
- It provides a more enabling consenting framework that facilitates the delivery of well-designed and appropriately located VA, better implementing Objective 3.2.1.1;
  - It provides enhanced public access to the natural environment, including within an ONL setting;
  - It would enable the continuation of low intensity pastoral farming by providing another source of income for the property, which is not otherwise economically viable for low intensity farming; and
  - It better provides for indigenous biodiversity protection and regeneration of the remaining beech forest areas.
337. Ms Stewart rightly acknowledged that some of these outcomes may be achievable through a discretionary activity consent for VA in the Rural Zone, however, it was her opinion that the higher consenting costs and uncertainty associated with this consenting pathway may well discourage any such future application. Ms Stewart stressed the main differences between the two options were the higher costs, uncertainty, and less ‘guaranteed’ benefits from discretionary activity consent processes, compared with restricted discretionary proposed within the UGVASZ, although she acknowledged that discretionary activity status would retain more control over the management of effects in an ONL. In answer to the Panel’s questions, Ms Stewart added that a restricted discretionary activity application would have a narrower focus than for a discretionary activity; and that her recommended sub-zone provisions would preclude limited or public notification. She said that she considered the restricted discretionary activity pathway, within an identified VASZ as being an easier, somewhat predetermined ‘road’ for a VA proposal.
338. Ms Stewart rightly noted that the parameters in Ms Devlin’s evidence, for considering VASZ zoning requests, are to be applied in residential zones and are not directly applicable to the Teece submission. However, she noted that Area A & B are not very small sub-zones, and although there is no existing VA development on the sites, parameter (d) identifies that new areas of sub-zone can be applied to large areas in appropriate locations, whether developed or not.
339. In terms of Part 2 of the Act, the most relevant matters to us appear to be sections 6(a), 6(b) and 7(c). For sections 6(b) and 7(c), Ms Stewart relied on Mr Espie to conclude that development will be reasonably difficult to see and will not inappropriately affect visual amenity or landscape character.
340. Ms Bowbyes provided rebuttal evidence to the evidence of Ms Stewart. Ms Bowbyes was critical<sup>567</sup> of the extensive list of assessment matters proposed by Ms Stewart for VA as a restricted discretionary activity in the UGVASZ. Ms Bowbyes considered this level of detail indicates that such a regime is not suitable. In answer to the Panel’s questions at the hearing,

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<sup>567</sup> A Bowbyes, Addendum to Summary of Evidence, Rebuttal evidence (Submission 2599) paragraph 6



she reiterated that a requirement for such bespoke conditions, with a long list of assessment matters, strongly indicates that consideration as a full discretionary activity is required. In order to achieve the Rural objectives and policies, she remained firmly of the view that discretionary activity status, as provided for in the Decisions Version of the PDP, is the most appropriate.

341. Ms Bowbyes also noted that the matters of assessment do not contain sufficient detail about how landscape character and visual amenity would be addressed. We note Ms Stewart stated<sup>568</sup> that the assessment matters have been limited to matters of design detail (with effects on an ONL not included), on the basis that the locations have been established as being suitable for appropriately designed development.
342. Ms Bowbyes also addressed<sup>569</sup> the matter of non-notification of resource consent applications for VA within the UGVASZ, as recommended by Ms Stewart. Ms Bowbyes considered that precluding notification of a VA, on the scale that could be anticipated by the application of a VASZ over this site (278 ha), would be contrary to the PDP framework. She referred to Policy 6.3.12 of Chapter 6 (Landscapes) of the Decisions Version of the PDP, under which development is considered inappropriate in almost all locations in ONL apart from exceptional cases; and that non-notification within the Rural Zone is only provided for specified controlled activities. We note Ms Bowbyes' rebuttal evidence referred to VA across the whole 278 ha of the Teece landholding, but in answer to the Panel's questions at the hearing, she reiterated her opinion that there should be opportunity for notification.
343. We now turn to our evaluation of this matter. We agree with Mr Cleary that the findings of previous Panels in relation to VASZ in other rural zones are not binding on this Panel, as they were based on different circumstances and different evidence before those Panels. We accept Mr Cleary's submission that methods such as VASZ can be included within the Rural Zone, subject to us being satisfied on the evidence that they are appropriate. We have set out above, in relation to the Glen Dene site, paragraphs of a Minute issued by the Panel in May 2017<sup>570</sup>, which considered the question of whether a submitter could seek the application of a zone which was not one of the notified Stage 1 PDP zones. We consider the approach set out in those paragraphs is relevant to any submission seeking the introduction of a new zone or sub-zone, such as the introduction of a VASZ into a zone where is not anticipated by the notified variation.
344. Accordingly, we have approached our consideration of the Teece submission on this basis. We agree that we should not 'rule out' the submitter's UGVASZ approach for Rural Zone. However, we need to be satisfied on the evidence presented to us that the proposed method is the most appropriate to give effect to and implement the strategic directions, the rural objectives and policies and those relating to ONL. As part of this consideration, the Panel needs to be able to understand what actual and potential effects on the environment the rezoning would have and whether that would be consistent with the overall objectives and policies of the PDP. We have before us the evidence from the Ms Stewart and Mr Espie, as well as that from the Council, and Ms Stewart's evaluations of the UGVASZ proposal in terms of the relevant PDP objectives and policies, and section 32AA, which we will now consider.

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<sup>568</sup> E Stewart, EiC, paragraphs 6.4 & 7.14

<sup>569</sup> A Bowbyes, Addendum to Summary of Evidence, Rebuttal evidence (Submission 2599) paragraph 7 & 8

<sup>570</sup> Minute concerning Submissions seeking Rezoning to an ODP Zone, 27 May 2018

345. Firstly, we considered the adequacy of the evidence, combined with the proposed UGVASZ provisions, to enable us to understand what actual and potential effects on the environment the rezoning would have, and whether they would be effectively managed.
346. As we noted above, Mr Espie and Ms Stewart needed to make a large number of assumptions regarding the nature, scale, location and design of any development, vegetation clearance, landscaping, access, parking and methods of construction, in order to assess the likely effects on the environment of development within Areas A and B of the UGVASZ. Areas A and B are 7500m<sup>2</sup> and approximately 33 ha, respectively. In our view, these are not small areas to be covered by VASZs. Within these areas, our understanding is that the UGVASZ provisions would provide for a residential unit (with associated buildings) in Area A and visitor accommodation in Areas A and B, all as restricted discretionary activities. The restrictions on the nature and scale of these activities are limited to a maximum height of 5.5m, and maximum total building footprints for all development of 2000m<sup>2</sup> in Areas A and 4000m<sup>2</sup> in Area B. Beyond those limitations, any control over other aspects of the development, in order to avoid or mitigate adverse effects, would need to be achieved through the restricted discretionary activity process.
347. We are very unclear as to the extent of potential adverse effects on the environment from development in Areas A and B. The evidence focussed on possible scenarios, based on the development anticipated by the current landowners, and assumptions by Mr Espie and Ms Stewart about the nature and scale of development they consider is likely in each of the areas. In addition, we did not receive expert evidence before us regarding traffic effects, geotechnical and flooding hazards, infrastructure and servicing. We do not consider that Ms Stewart has expertise in these matters, and we do not accept her evidence as being expert evidence on these matters. We have been left with the statements from Ms Stewart and Ms Espie that any potential effects on the environment, that are currently unclear, will be adequately addressed through future restricted discretionary activity applications. We do not find this to be sufficient for us to understand the potential effects on the environment of the rezoning.
348. We have a particular concern regarding the use of restricted discretionary activity status to manage broad issues relating to effects of activities on the environment within specifically identified, discrete sub-zones. This is especially of concern in a location that is an ONL, adjoins the margin of a significant river, borders a national park, and where there is currently little human modification.
349. We agree with Ms Stewart that restricted discretionary activity provides a generally enabling consenting framework, that facilitates the delivery of VA within the sub-zone. Where a VASZ has been specifically identified on the planning maps, we consider this gives a positive statement of direction in favour of the activity of VA being generally appropriate in that location. The role of the restricted discretionary activity process is then to determine whether any particular proposal (its nature, scale and design) is appropriate for the affected environment, and its specific effects appropriately avoided, remedied or mitigated. This is our understanding of how the VASZ method has been designed to operate in the residential areas, where the policies for VA are to *“Provide for visitor accommodation ... in the VASZs that are appropriate for the ... residential environment, ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated”*. We consider it would be very difficult to argue at the consent stage that VA is not appropriate within a specifically identified VASZ. We are not satisfied that we have sufficient information to determine that the effects of VA will be generally appropriate within Areas A and B. Accordingly, we do not consider the restricted

discretionary activity process would be effective in the management of those effects, particularly in this environment of outstanding natural values.

350. Given the focussed approach of this method, which identifies VASZ locations where VA is to be provided for, we consider the level of information to determine that a VASZ is appropriate would be more akin to that provided for a resource consent application. We do not consider we have received this level of detail, nor all the expert evidence to support it.
351. Even if we put to one side our general concern regarding the effectiveness of the restricted discretionary activity status, we are not satisfied that the particular provisions before us are sufficient. We note that the matters of discretion are limited and do not include matters relating to landscape character or natural character effects, which are of particular importance in this location. Based on our evaluation of the expert evidence, we do not agree with Ms Stewart that these matters have been fully addressed in the identification of the VASZ, such that assessment matters can be limited to matters of design detail. Similarly, we do not accept that it is appropriate to preclude notification of applications for VA activities in this location by a rule. We consider that the potential for notification should be retained in an ONL, adjoining important public conservation land and a significant river bed. The owners (such as the Department of Conservation), users and people with a particular interest in this land may be affected or seek to provide their views to decision-makers, who may find such information important in coming to their determination. If we were to remedy these deficiencies, we are confronted with the difficulty that the rectified provisions would be as extensive as to be tantamount to an unrestricted discretionary activity, which is already the activity status for VA in the Rural Zone.
352. We then examined whether this VASZ proposal is the most appropriate to give effect to and implement the strategic directions, the rural objectives and policies and those relating to ONL. From the evidence of Ms Devlin and Ms Stewart, we have identified the following direction from the objectives and policies as being most relevant to this evaluation:
- Land uses in rural areas are able to diversify, provided the character of rural landscapes, significant nature conservation values, and Ngai Tahu values are maintained (Strategic Objective 3.2.1.8 and Rural Objective 21.2.1)
  - Provision for VA in rural areas is only contemplated where it would protect, maintain or enhance landscape quality and visual amenity values (Strategic Policy 3.3.21) and enable landscape values and indigenous biodiversity to be sustained in the longer term (Rural Policy 21.2.9.3);
  - The landscape and visual amenity values and the natural character of ONLs are to be protected from adverse effects that more than minor and/or not temporary in duration (Strategic Objective 3.2.5.1);
  - In ONLs, VA activities are inappropriate in almost all circumstances and those that are appropriate are exceptional cases where the landscape can absorb the change and where the buildings and structures, etc, are reasonably difficult to see (Landscape Policy 6.3.12)
353. We find these to be strongly protective objectives and policies in relation to the character and landscape values of rural areas, and the landscape and visual amenity values and natural character of ONLs. As we have discussed above, the evidence presented has not satisfied us that VA within Areas A and B would enable these values to be protected, maintained or enhanced. Neither do we consider that restricted discretionary activity status within the UGVASZ would enable effective control of VA proposals, such as to achieve these objectives and policies. We conclude the submitter's UGVASZ proposal would not be the most appropriate to give effect to and implement these strategic, rural and landscape objectives

and policies. Rather, we consider the discretionary activity status for VA in the Rural Zone remains the most appropriate way to effectively and efficiently ensure that these PDP objectives and policies are achieved. We, therefore, recommend that this submission be rejected.

## 20. ADDITIONAL VASZ IN THE VICINITY OF THE WANAKA TOWN CENTRE

354. Several submitters commented on the provision for VA, RVA and homestays in Wanaka. Submitters pointed out<sup>571</sup> that there are relatively few hotels and motels in Wanaka and Hāwea, and there is a lack of HDRZ land in Wanaka compared with Queenstown. Ben Acland<sup>572</sup> sought that an increased area of VASZ is provided close to Wanaka Town Centre, in order to assist with providing for visitor growth. Ms Bowbyes agreed with these comments, stating<sup>573</sup> that it can be seen from the Planning Maps that Wanaka does have relatively few VASZs, and, compared to Queenstown, she identified<sup>574</sup> that Wanaka proportionally has only a small amount of land zoned HDRZ (shown in its entirety on 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 (all shown on Planning Map 21).
355. On the basis of these submissions, Ms Bowbyes stated her view that there is a case for a less restrictive regime for RVA in the Wanaka MDRZ land near the town centre<sup>575</sup>. She recommended<sup>576</sup> that the submissions seeking provision for a greater number of nights for RVA in the Wanaka MDRZ be accepted in part (only for the MDRZ shown on Planning Map 21). We have accepted Ms Bowbyes’ recommendation on this matter earlier in this Report.
356. Ms Devlin also addressed<sup>577</sup> the submission from Ben Acland that more land in Wanaka be zoned for high density and for VA, and that the VASZ be expanded with a new VASZ created within walking distance of the town centre. Ms Devlin agreed VASZs are a useful planning tool to contribute opportunities for VA, whilst ensuring that residential zones remain predominantly for residential purposes. She also agreed that there may be an opportunity to extend the VASZ over some of the Wanaka MDRZ within walking distance of the town centre, given that this zone does not anticipate VA but there is established VA development in this area. She noted there are 3 notified VASZ in this area, with a submission seeking a small extension. However, Ms Devlin did not consider that she had sufficient detailed analysis or evidence to determine where an extension could be appropriately located across the Wanaka MDRZ. On that basis, she recommended this submission be rejected.
357. Whilst we have accepted the recommendation from Ms Bowbyes, we note that the submitters also referred to a lack of hotels, motels and VA generally in Wanaka, which would not be provided for through less restrictive provisions for RVA. The HDRZ and VASZ (in the LDSRZ and MDRZ) provide for VA as restricted discretionary activities. These are important locations where VA is anticipated, and the methods are intended to provide for VA at appropriate locations, scale and intensity in order to meet the District’s needs for VA. We agree with the submitters and the evidence of Ms Bowbyes and Ms Devlin, that there is only limited provision for VA through these methods in Wanaka.

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<sup>571</sup> A Bowbyes, EiC, paragraph 9.115; Rosie Simpson (Submission 2018); Duncan Good (Submission 2211); and other submissions referred to by Ms Bowbyes

<sup>572</sup> Submitter 2219

<sup>573</sup> A Bowbyes, EiC, paragraph 9.113

<sup>574</sup> A Bowbyes, EiC, paragraph 9.119

<sup>575</sup> A Bowbyes, EiC, paragraph 9.119

<sup>576</sup> A Bowbyes, EiC, paragraph 9.122

<sup>577</sup> R Devlin, EiC, Section 13

358. On the basis of this evidence, the Panel asked<sup>578</sup> the Council to advise regarding the scope within the submissions for consideration of extensions of VASZ over the MDRZ around town centres. Ms Bowbyes provided her response in her Reply evidence<sup>579</sup> stating that Mr Acland's submission does submit generally that there should be ..."*...more area zoned for [...] accommodation*" and more specifically that ... "*...there needs to be an expansion of Accommodation Sub-Zones*. She noted that his submission focussed on Wanaka only. It was Ms Bowbyes' view that Mr Acland's submission<sup>580</sup> would provide scope for consideration of a less restrictive regime for VA within the MDRZ around the Wanaka Town Centre, and the VASZ is a method that could be applied to achieve that outcome. In addition, she noted that the submission of Fiskin & Associates<sup>581</sup> seeks that the MDRZ objectives, policies and rules are amended to be more enabling of VA, which provides similar scope to the submission from Mr Acland for all areas zoned MDRZ.
359. We acknowledge the issue raised by these submitters and are grateful for the attention given to them by Ms Bowbyes and Ms Devlin. We agree with the submitters, and with Ms Bowbyes and Ms Devlin, that the limited provision for HDRZ and VASZ (in the MDRZ) around the Wanaka Town Centre restricts the opportunities available for VA in appropriate locations. We noted during our site visits that there is currently VA located throughout parts of the MDRZ that has not been notified as VASZ, and where we have not received submissions. This will limit the ongoing redevelopment or expansion of these visitor facilities. Given the expectations for ongoing growth of the visitor industry and its significant socioeconomic benefits for the District, we accept the concerns expressed by the submitters that the PDP does not appear to have planned ahead for the needs of the visitor industry by providing for VA in appropriate locations in Wanaka. We agree that MDRZ within walking distance of the Wanaka Town Centre would be an appropriate location to consider additional provision for VA, in a manner that is consistent with the Strategic Directions of the PDP.
360. We accept the evidence from Ms Bowbyes that we technically have the scope through Mr Acland's submission to apply additional areas of VASZ across the central Wanaka MDRZ, we agree with Ms Devlin that we do not have any detailed analysis or evidence to determine where an extension could be appropriately located across this area. In addition, we consider that the residents and landowners in this area may well not have been sufficiently aware from reading the submissions (even if they had done so) that those from Mr Acland and Fiskin would have led to areas of VASZ throughout the central Wanaka MDRZ. If we were to recommend additional areas of VASZ on the basis of those submissions, we consider that affected people's rights to be involved in the process would be seriously undermined. As a result, we consider we must accept the recommendation of Ms Devlin and recommend that these submissions be rejected.
361. However, we suggest this is a matter the Council should continue to investigate, with a view to identifying future requirements for VA to accommodate visitor growth, and appropriate locations and methods to make adequate provision for Wanaka's needs into the future, including by applying additional areas of VA in the MDRZ around the Town Centre.

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<sup>578</sup> Minute of 29 September 2018

<sup>579</sup> A Bowbyes, Reply evidence, paragraphs 3.12-3.16

<sup>580</sup> Submission 2220

<sup>581</sup> Submission 2372

21. ARTHURS POINT HOLIDAY PARK, ARTHURS POINT ROAD, ARTHURS POINT

**21.1 SJE Shotover Limited - Submission 2617**

362. SJE Shotover Limited requested that a VASZ be applied to an area of 1.1369 ha, over the established Arthurs Point Holiday Park at 70 Arthurs Point Road, Arthurs Point within the LDSRZ. The land subject to this submission is shown on Figure 2-12 below.



**Figure 2-12 Aerial Photograph showing land subject to the submission outlined in blue**

363. No further submissions were received in opposition and Ms Devlin recommended<sup>582</sup> that the submission be accepted. We accept Ms Devlin's evidence and recommend that a VASZ be applied over this site.

364. There is, however, a mapping problem with part of the site. We have identified that the part of the site adjoining Atley Road is stopped road. Although this land is now privately owned and currently used as part of the holiday park, the notified Stage 1 PDP Planning Maps showed this land as unzoned (in the same manner as the adjoining road). This was clearly an error, as privately owned, stopped roads are intended to have a zoning, but this error was not picked up and rectified during Stage 1. Ideally, the LDSR zoning of the balance of the site should be extended over this strip of land. However, this Panel has no scope to change the zoning of land notified in Stage 1 and, as VASZs only apply to zoned land, we are not able to apply a VASZ to that part of the site. We would have recommended a VASZ over the entire site, if it were not for this mapping error. In the circumstances, we recommend that this submission be accepted in part, as it applies to the part of the site zoned LDSRZ, Pt Lot 1 DP 15145, as shown in Figure 12-3.

<sup>582</sup> R Devlin, EiC, Section 18

365. We also recommend the Council consider initiating an variation to the PDP to correct this mapping error by zoning the remaining part of the property (Section 1 SO 329365) as LDSRZ with VASZ overlaid.



Figure 2-13 Recommended amendment to Planning Map 39a



## 22. OVERALL RECOMMENDATION

366. For the reasons we have set out in Part A above, we recommend the Council adopt the visitor accommodation variations to Chapters 2, 7, 8, 9, 10, 11, 16, 21, 22, 23, 24, 41, 42 and 43 with the wording as set out in Appendix 1, and accept, accept in part, or reject the submissions on these variations as set out in Appendix 2.
367. We recommend the Planning Maps be amended by applying Visitor Accommodation Sub-Zone over the sites listed below for the reasons set out in Part B above:

Address	Legal Description
634 Frankton Road, Frankton	Pt Lot 1 DP 9121
9 Frankton Road & 6 Brisbane Street, Queenstown	Lots 1 & 2 DP 9946
11 Frankton Road, Queenstown	Section 3 Blk XXXIX Queenstown SD
15 Frankton Road, Queenstown	Section 4 Blk XXXIX Queenstown SD
1 Hobart Street, Queenstown	Pt Section 5 Blk XXXIX Queenstown SD
3 Hobart Street, Queenstown	Pt Section 5 Blk XXXIX Queenstown SD
Chandler Lane, Fernhill	Lot 1 DP 437865
Chandler Lane, Fernhill	Lot 2 DP 437865
Chandler Lane, Fernhill	Lot 3 DP 437865
Chandler Lane, Fernhill	Lot 4 DP 437865
Chandler Lane, Fernhill	Lot 5 DP 437865
Chandler Lane, Fernhill	Lot 6 DP 437865
Chandler Lane, Fernhill	Lot 7 DP 437865
10 Richards Park Lane, Fernhill	Lot 21 DP 12316
12 Richards Park Lane, Fernhill	Lot 20 DP 12316
14 Richards Park Lane, Fernhill	Lot 19 DP 12316
16 Richards Park Lane, Fernhill	Lot 18 DP 12316
20 Aspen Grove, Fernhill	Lot 71 DP 25084
70 Arthurs Point Road, Arthurs Point	Pt Lot 1 DP 15145

368. We also recommend that the submissions listed in Appendix 3 be accepted, accepted in part or rejected as set out in that appendix, and the Planning Maps be amended consistent with those recommendations.

For the Hearing Panel



Denis Nugent, Chair  
Dated: 11 January 2019

Appendix 1: Variations to Chapters 2, 7, 8, 9, 10, 11, 16, 21, 22, 23, 24, 41, 42 and 43 as Recommended

# Visitor Accommodation Variations

**Key:**

Underlined text for additions and ~~strike-through text for deletions~~

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

<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 nights.</p> <p><u>Excludes: Visitor Accommodation and Homestays.</u></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><del>Means a residential activity where an occupied the use of a residential unit or including a residential flat is also used by paying guests (where the length of stay by any guest is less than 90 nights) at the same time that either the residential unit or the residential flat is occupied by residents for use as a Residential Activity. Includes bed &amp; breakfasts and farm-stays.</del></p> <p><u>Excludes: Residential Visitor Accommodation and Visitor Accommodation.</u></p> <p><u>Note:</u></p> <p><u>Additional requirements of the Building Act 2004 may apply.</u></p>
<p><b>Registered Holiday Home</b></p>	<p><del>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:</del></p> <ul style="list-style-type: none"> <li><del><input type="checkbox"/> A stand alone residential unit shall mean a residential unit contained wholly within a site and not connected to any other building;</del></li> <li><del><input type="checkbox"/> 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;</del></li> <li><del><input type="checkbox"/> 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.</del></li> <li><del><input type="checkbox"/> 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).</del></li> </ul>
<p><b>Registered Homestay</b></p>	<p><del>Means a Homestay used by up to 5 paying guests which has been registered with the Council as a Registered Homestay.</del></p> <p><u>Advice Note:</u></p> <p>(i) <del>A formal application must be made to the Council for a property to become a Registered Homestay.</del></p>

<p><b>Visitor Accommodation</b></p>	<p>Means the use of land or buildings <del>for short term, fee paying, living accommodation</del> to provide accommodation for paying guests where the length of stay for any <del>visitor/guest</del> is less than <del>3 months</del><u>90 nights</u>; and</p> <p>a. <del>Includes 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> <u>homestays</u>, and the <del>commercial letting of a residential unit</del>; and</p> <p>b. <del>May</del> <u>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.</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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<b>Residential Activity</b>	<p>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 and homestays.</u></p>
<b>Commercial Activity</b>	<p>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 and registered homestays-homestays.</u></p>
<b>Activity Sensitive to Aircraft Noise (ASAN)/ Activity Sensitive to Road Noise</b>	<p>Means any residential activity, visitor accommodation activity, <u>residential visitor accommodation activity, homestay activity,</u> community activity and day care facility activity as defined in the District Plan including any outdoor spaces associated with any education activity, but excludes activity in police stations, fire stations, courthouses, probation and detention centres, government and local government offices.</p>

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

## 7 Lower Density Suburban Residential

### 7.1 Zone Purpose

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

Visitor accommodation is anticipated in the Visitor Accommodation Sub-Zones shown on planning maps, which have historically provided (and will continue to provide) important locations for visitor accommodation to meet the District's needs. 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.

The commercial letting of residential properties as short-term accommodation for paying guests on a year-round or permanent basis is restricted where it would result in a loss of residential character, cohesion and amenity values. Low intensity use of residential units, including residential flats, to accommodate paying guests is enabled where the predominant residential character of the environment is retained and the residential amenity values of nearby residents are maintained.

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

### 7.2 Objectives and Policies

**7.2.8 Objective - Visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone.**

#### **Policies**

7.2.8.1 Provide for visitor accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zones that are appropriate for the low density residential environment, ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.

7.2.8.2 Restrict the establishment of visitor accommodation in locations outside the Visitor Accommodation Sub-Zones to ensure that the zone maintains a residential character.

7.2.8.3 Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.

7.2.8.4 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.

7.2.8.5 Manage the effects of residential visitor accommodation and homestays outside the Visitor Accommodation Sub-Zone by controlling the scale, intensity and frequency of use and those effects of the activities that differentiate them from residential activities.

### 7.3 Other Provisions and Rules

7.3.2 Interpreting and Applying the Rules

Renumber 7.3.2.6 as 7.3.2.7

Insert 7.3.2.6 References to the Visitor Accommodation Sub-Zones in this Chapter only apply to the sub-zones within the Lower Density Suburban Residential Zone.

## 7.4 Rules - Activities

	Activities located in the Lower Density Suburban Residential Zone	Activity status
<b>7.4.4</b>	<b><u>Homestays</u></b>	<u>P</u>
<b>7.4.5</b>	<b><u>Residential Visitor Accommodation</u></b> <u>Control is reserved to:</u> <ol style="list-style-type: none"> <li><u>The scale of the activity, including the number of guests on site per night;</u></li> <li><u>The management of noise, use of outdoor areas, rubbish and recycling;</u></li> <li><u>The location, provision, use and screening of parking and access;</u></li> <li><u>The compliance of the residential unit with the Building Code as at the date of the consent;</u></li> <li><u>Health and safety provisions in relation to guests;</u></li> <li><u>Guest management and complaints procedures;</u></li> <li><u>The keeping of records of RVA use, and availability of records for Council inspection; and</u></li> <li><u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ol>	<u>C</u>
<b>7.4.5A</b>	<b><u>Visitor Accommodation in the Visitor Accommodation Sub- Zone</u></b> <u>Discretion is restricted to:</u> <ol style="list-style-type: none"> <li><u>The location, nature and scale of activities;</u></li> <li><u>Parking and access;</u></li> <li><u>Landscaping;</u></li> <li><u>Noise generation and methods of mitigation;</u></li> <li><u>Hours of operation, including in respect of ancillary activities; and</u></li> <li><u>The external appearance of buildings.</u></li> </ol>	<u>RD</u>
<b>7.4.13</b>	<b><u>Visitor Accommodation not otherwise identified</u></b>	<u>NC</u>

## 7.4 Rules - Standards

Standards for activities in the Lower Density Suburban Residential Zone	Non- compliance status

<p><b>7.5.18</b></p>	<p><b><u>Residential Visitor Accommodation</u></b></p> <p><u>7.5.18.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p><u>7.5.18.2 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>7.5.18.3 Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 7.5.18.1 to 7.5.18.3.</u></p>	<p><u>Sites within the Visitor Accommodation Sub-Zone:</u></p> <p style="text-align: center;"><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> <li>a. <u>The location, nature and scale of activities;</u></li> <li>b. <u>The location, provision, use and screening of parking and access;</u></li> <li>c. <u>The management of noise, outdoor lighting, use of outdoor areas, rubbish and recycling;</u></li> <li>d. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u></li> <li>e. <u>Health and safety provisions in relation to guests;</u></li> <li>f. <u>Guest management and complaints procedures;</u></li> <li>g. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u></li> <li>h. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ul> <p style="text-align: center;"><u>All other sites:</u></p> <p><u>Standard 7.5.18.1:</u>  <u>91-180 nights RD</u>  <u>&gt;180 nights NC</u></p> <p><u>All other Standards:</u>  <u>NC</u></p> <p><u>For RD non-compliance with Standard 7.5.18.1 discretion is restricted to:</u></p> <ul style="list-style-type: none"> <li>i. <u>The nature of the surrounding residential context, including its residential amenity values, cohesion and character, and the effects of the activity on the neighbourhood;</u></li> <li>j. <u>The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u></li> <li>k. <u>The scale and frequency of the activity, including the number of guests on site per night;</u></li> </ul>
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		<ul style="list-style-type: none"> <li>l. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u></li> <li>m. <u>The location, provision, use and screening of parking and access;</u></li> <li>n. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u></li> <li>o. <u>Health and safety provisions in relation to guests;</u></li> <li>p. <u>Guest management and complaints procedures;</u></li> <li>q. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u></li> <li>r. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ul>
<p><b><u>7.5.19</u></b></p>	<p><b><u>Homestay</u></b></p> <p><u>7.5.19.1 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>7.5.19.2 Must comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</u></p> <p><u>7.5.19.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>7.5.19.4 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>7.5.19.5 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 7.5.19.1 to 7.5.19.5.</u></p>	<p><u>Standards 7.5.19.1 and 7.5.19.2: RD</u></p> <p><u>All other Standards: NC</u></p> <p><u>For non-compliance with Standards 7.5.19.1 and 17.5.19.2 discretion is restricted to:</u></p> <ul style="list-style-type: none"> <li>a. <u>The nature of the surrounding residential context, including its residential amenity values and character, and the effects of the activity on the neighbourhood;</u></li> <li>b. <u>The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u></li> <li>c. <u>The scale and frequency of the activity, including the number of nights per year;</u></li> <li>d. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u></li> <li>e. <u>The location, provision, use and screening of parking and access;</u></li> <li>f. <u>The keeping of records of Homestay use, and availability</u></li> </ul>

		<p><u>of records for Council inspection; and</u></p> <p>g. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></p>
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**7.5 Rules - Non-Notification of Applications**

7.6.1.2 Visitor Accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zones

# 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 anticipated in the Visitor Accommodation Sub-Zones shown on planning maps, which have historically provided (and will continue to provide) important locations for visitor accommodation to meet the District's needs, and in the Wanaka Town Centre Transition Overlay. 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 and the Wanaka Town Centre Transition Overlay is restricted, although residential visitor accommodation is provided for in proximity to the Wanaka town centre.

The commercial letting of residential properties as short-term accommodation for paying guests on a year-round or permanent basis is restricted, where it would result in a loss of residential character, cohesion and amenity values. Low intensity use of residential units, including residential flats, to accommodate paying guests is enabled, where the predominant residential character of the environment is retained and the residential values amenity of nearby residents are maintained.

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

### 8.2 Objectives and Policies

**8.2.11 Objective - Visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone.**

#### **Policies**

8.2.11.1 Provide for visitor accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zones and the Wanaka Town Centre Transition Overlay Sub-Zones, and for residential visitor accommodation in proximity to the Wanaka town centre, that are appropriate for the medium density residential environment, ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.

8.2.11.2 Restrict the establishment of visitor accommodation in locations outside the Visitor Accommodation Sub-Zones and the Wanaka Town Centre Transition Overlay to ensure that the zone maintains a residential character.

8.2.11.3 Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.

8.2.11.4 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.

8.2.11.5 Manage the effects of residential visitor accommodation and homestays outside the Visitor Accommodation Sub-Zone by controlling the scale, intensity and frequency of use and

those effects that differentiate them from residential activities.

## 8.3 Other Provisions and Rules

### 8.3.2 Interpreting and Applying the Rules

Renumber 8.3.2.8 as 8.3.2.9

Insert 8.3.2.8 References to Visitor Accommodation Sub-Zones in this Chapter only apply to the sub-zones within the Medium Density Residential Zone.

## 8.4 Rules - Activities

	Activities located in the Medium Density Residential Zone	Activity status
<b>8.4.7</b>	<b><u>Homestays</u></b>	<u>P</u>
<b>8.4.7A</b>	<p><b><u>Residential Visitor Accommodation</u></b></p> <p><u>Control is reserved to:</u></p> <ul style="list-style-type: none"> <li>a. <u>The scale of the activity, including the number of guests on site per night;</u></li> <li>b. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u></li> <li>c. <u>The location, provision, use and screening of parking and access;</u></li> <li>d. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u></li> <li>e. <u>Health and safety provisions in relation to guests;</u></li> <li>f. <u>Guest management and complaints procedures;</u></li> <li>g. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u></li> <li>h. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ul>	<u>C</u>
<b>8.4.11</b>	<p><b><u>Visitor Accommodation in the Visitor Accommodation Sub-Zone and Wanaka Town Centre Transition Overlay</u></b></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> <li>a. <u>The location, nature and scale of activities;</u></li> <li>b. <u>Parking and access;</u></li> <li>c. <u>Landscaping;</u></li> <li>d. <u>Noise generation and methods of mitigation;</u></li> <li>e. <u>Hours of operation, including in respect of ancillary activities;</u></li> <li>f. <u>The external appearance of buildings; and</u></li> <li>g. <u>Infrastructure, servicing and capacity.</u></li> </ul>	<u>RD</u>

<b>8.4.17</b>	<b><u>Visitor Accommodation not otherwise identified</u></b>	<b>NC</b>
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## 8.5 Rules - Standards

	<b>Standards for activities located in the Medium Density Residential Zone</b>	<b>Non- compliance status</b>
<b>8.5.17</b>	<p><b><u>Residential Visitor Accommodation</u></b></p> <p>8.5.17.1 <u>Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p>8.5.17.2 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>8.5.17.3 <u>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 8.5.17.1 to 8.5.17.3.</u></p>	<p><u>Sites within the Visitor Accommodation Sub-Zone &amp; the MDRZ on Map 21:</u></p> <p style="text-align: center;"><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <ol style="list-style-type: none"> <li><u>a. The location, nature and scale of activities;</u></li> <li><u>b. The location, provision, use and screening of parking and access;</u></li> <li><u>c. The management of noise, outdoor lighting, use of outdoor areas, rubbish and recycling.</u></li> <li><u>d. The compliance of the residential unit with the Building Code as at the date of the consent;</u></li> <li><u>e. Health and safety provisions in relation to guests;</u></li> <li><u>f. Guest management and complaints procedures;</u></li> <li><u>g. The keeping of records of RVA use, and availability of records for Council inspection; and</u></li> <li><u>h. Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ol> <p style="text-align: center;"><u>All other sites:</u></p> <p><u>Standard 8.5.17.1:</u>  <u>91-180 nights...RD</u>  <u>&gt;180 nights...NC</u></p> <p><u>All other Standards:</u>  <u>NC</u></p> <p><u>For RD non-compliance with Standard 8.5.17.1 discretion is restricted to:</u></p> <ol style="list-style-type: none"> <li><u>i. The nature of the surrounding residential context, including its residential amenity values and character, and the effects of</u></li> </ol>

		<p><u>the activity on the neighbourhood;</u></p> <p>j. <u>The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u></p> <p>k. <u>The scale and frequency of the activity, including the number of nights per year;</u></p> <p>l. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u></p> <p>m. <u>The location, provision, use and screening of parking and access;</u></p> <p>n. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u></p> <p>o. <u>Health and safety provisions in relation to guests;</u></p> <p>p. <u>Guest management and complaints procedures;</u></p> <p>q. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u></p> <p>r. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></p>
<b>8.5.18</b>	<p><b><u>Homestay</u></b></p> <p>8.5.18.1 <u>Must not exceed 5 paying guests on a site per night.</u></p> <p>8.5.18.2 <u>Must comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</u></p> <p>8.5.18.3 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>8.5.18.4 <u>The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p>8.5.18.5 <u>Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 8.5.18.1</u></p>	<p><u>Standards 8.5.18.1 and 8.5.18.2:</u> <u>RD</u></p> <p><u>All other Standards:</u> <u>NC</u></p> <p><u>For non-compliance with Standards 8.5.18.1 and 8.5.18.2 discretion is restricted to</u></p> <p>a. <u>The nature of the surrounding residential context, including its residential amenity values and character, and the effects of the activity on the neighbourhood;</u></p> <p>b. <u>The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u></p> <p>c. <u>The scale and frequency of the activity, including the number of</u></p>

	<p><u>to 8.5.18.5.</u></p>	<p><u>nights per year;</u></p> <p>d. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u></p> <p>e. <u>The location, provision, use and screening of parking and access;</u></p> <p>f. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u></p> <p>g. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></p>
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## 8.6 Rules - Non-Notification of Applications

8.6.1.2 Visitor Accommodation and residential visitor accommodation within the Visitor Accommodation Sub-Zone and Wanaka Town Centre Transition Overlay.

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

## 9 High Density Residential

### 9.2 Zone Purpose

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

Visitor accommodation, residential visitor accommodation and homestays are anticipated and enabled in this zone, which is located near the town centres, to respond to projected growth in visitor numbers, provided that adverse effects on the residential amenity values of nearby residents is avoided, remedied or mitigated.

### 9.3 Objectives and Policies

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

#### Policies

- 9.2.8.1 Provide sufficient high density zoned land to enable a range of accommodation options for visitors to establish close to town centres.
- 9.3.8.2 Enable a range of accommodation options which positively contribute to residential amenity values by ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.
- 9.3.8.3 Ensure that visitor accommodation development utilises existing infrastructure and minimise impacts on infrastructure and roading networks.
- 9.3.8.4 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.



**9.4 Rules - Activities**

	<b>Activities located in the High Density Residential Zone</b>	<b>Activity status</b>
<b>9.4.4</b>	<b><u>Residential Visitor Accommodation and Homestays</u></b>	<u>P</u>
<b>9.4.6</b>	<p><b><u>Visitor Accommodation</u></b> including licensed premises within a visitor accommodation development</p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> <li>a. <u>The location, nature and scale of activities;</u></li> <li>b. <u>Parking and access;</u></li> <li>c. <u>Landscaping;</u></li> <li>d. <u>Noise;</u></li> <li>e. <u>Hours of operation, including in respect of ancillary activities; and</u></li> <li>f. <u>The external appearance of buildings.</u></li> </ul>	<u>RD</u>

## 9.5 Rules – Standards

	Standards for activities located in the High Density Residential Zone	Non- compliance status
<b>9.5.14</b>	<p><b><u>Residential Visitor Accommodation</u></b></p> <p><u>9.5.14.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p><u>9.5.14.2 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>9.5.14.3 Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p><u>9.5.14.4 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p><u>9.5.14.5 Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>9.5.14.6 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 9.5.14.1 to 9.5.14.5.</u></p>	<p>RD</p> <p><u>Discretion is restricted to:</u></p> <ol 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>The management of noise, rubbish and outdoor activities;</u></li> <li><u>The compliance of the residential unit with the Building Code as at the date of the consent;</u></li> <li><u>Health and safety provisions in relation to guests;</u></li> <li><u>Guest management and complaints procedures;</u></li> <li><u>The keeping of records of RVA use, and availability of records for Council inspection; and</u></li> <li><u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ol>
<b>9.5.15</b>	<p><b><u>Homestay</u></b></p> <p><u>9.5.15.1 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>9.5.15.2 Must comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</u></p> <p><u>9.5.15.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>9.5.15.4 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>9.5.15.5 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a</u></p>	<p>RD</p> <p><u>Discretion is restricted to:</u></p> <ol 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>The management of noise, rubbish and outdoor activities;</u></li> <li><u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u></li> </ol>

	<p><u>form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 9.5.15.1 to 9.5.15.5.</u></p>	<p>e. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></p>
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## **9.6 Rules – Non-Notification of Applications**

### 9.6.2.3 Visitor accommodation and residential visitor accommodation

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

## 10 ARROWTOWN RESIDENTIAL HISTORIC MANAGEMENT ZONE

### 10.2 Zone Purpose

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

Visitor accommodation is anticipated in the Visitor Accommodation Sub-Zones shown on planning maps, which have historically provided (and will continue to provide) important locations for visitor accommodation to meet the District's needs, and in the ArrowsTown Town Centre Transition Overlay. 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 outside of the ArrowsTown Town Centre Transition Overlay and the Visitor Accommodation Sub-Zone is restricted.

The commercial letting of residential properties as short-term accommodation for paying guests on a year-round or permanent basis, is restricted, where it would result in a loss of residential character, cohesion and amenity values. Low intensity use of residential units, including residential flats, to accommodate paying guests is enabled, where the predominant residential character of the environment is retained and the residential amenity values of nearby residents is maintained.

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

### 10.3 Objectives and Policies

**10.3.5 Objective –Visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone.**

#### **Policies**

10.3.5.1 Provide for visitor accommodation and residential visitor accommodation that is appropriate for the low density residential environment in the ArrowsTown Town Centre Transition Overlay and the Visitor Accommodation Sub-Zone.

10.3.5.2 Restrict the establishment of visitor accommodation in locations outside the ArrowsTown Town Centre Transition Overlay and the Visitor Accommodation Sub-Zone to ensure that the zone maintains a residential character.

10.2.7.3 Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.

10.2.7.4 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.

10.2.7.5 Manage the effects of residential visitor accommodation and homestays outside the

Visitor Accommodation Sub-Zone by controlling the scale, intensity and frequency of use and those effects of the activities that differentiate them from residential activities.

## 10.4 Other Provisions and Rules

10.3.2 Interpreting and Applying the Rules

Renumber 10.3.2.5 as 10.3.2.6

Insert 10.3.2.5 References to the Visitor Accommodation Sub-Zones in this Chapter only apply to the sub-zones within the Arrowtown Residential Historic Management Zone.

## 10.5 Rules – Activities

Table 1	Activities located in the Arrowtown Residential Historic Management Zone	Activity status
<u>10.4.5</u>	<u>Homestays</u>	<u>P</u>
<u>10.4.5A</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>Control is reserved to:</u></p> <ul style="list-style-type: none"> <li>a. <u>The scale of the activity, including the number of guests on site per night;</u></li> <li>b. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u></li> <li>c. <u>The location, provision, use and screening of parking and access;</u></li> <li>d. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u></li> <li>e. <u>Health and safety provisions in relation to guests;</u></li> <li>f. <u>Guest management and complaints procedures;</u></li> <li>g. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u></li> <li>h. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ul>	<u>C</u>

<p><b><u>10.4.7</u></b></p>	<p><b><u>Visitor Accommodation in the Arrowtown Town Centre Transition Overlay and the Visitor Accommodation Sub-Zone</u></b></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> <li>a. <u>The location, nature and scale of activities;</u></li> <li>b. <u>Parking and access;</u></li> <li>c. <u>Landscaping;</u></li> <li>d. <u>Noise generation and methods of mitigation;</u></li> <li>e. <u>Hours of operation, including in respect of ancillary activities; and</u></li> <li>f. <u>The external appearance of buildings.</u></li> </ul>	<p><u>RD</u></p>
<p><b><u>10.4.11</u></b></p>	<p><b><u>Visitor Accommodation not otherwise identified</u></b></p>	<p><u>NC</u></p>

## 10.6 Rules – Standards

Table 2	Standards for Activities: Arrowtown Residential Historic Management Zone	Non- compliance status
<p><b>10.5.9</b></p>	<p><b><u>Residential Visitor Accommodation</u></b></p> <p>10.5.9.1 <u>Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p>10.5.9.2 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>10.5.9.3 <u>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 10.5.9.1 to 10.5.9.3.</u></p>	<p><u>Sites within the Visitor Accommodation Sub-Zone and/or Town Centre Transition Overlay:</u></p> <p><u>RD*</u></p> <p><u>Discretion is restricted to:</u></p> <ol style="list-style-type: none"> <li><u>a. The location, nature and scale of activities;</u></li> <li><u>b. The location, provision, use and screening of parking and access;</u></li> <li><u>c. The management of noise, outdoor lighting, use of outdoor areas, rubbish and recycling.</u></li> <li><u>d. The compliance of the residential unit with the Building Code as at the date of the consent;</u></li> <li><u>e. Health and safety provisions in relation to guests;</u></li> <li><u>f. Guest management and complaints procedures;</u></li> <li><u>g. The keeping of records of RVA use, and availability of records for Council inspection; and</u></li> <li><u>h. Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ol> <p><u>All other sites:</u></p> <p><u>Standard 10.5.9.1:</u>  <u>91-180 nights RD</u>  <u>&gt;180 nights NC</u></p> <p><u>All other Standards:</u>  <u>NC</u></p> <p><u>For RD non-compliance with Standard 10.5.9.1 discretion is restricted to:</u></p> <ol style="list-style-type: none"> <li><u>i. The nature of the surrounding residential context, including its residential amenity values, cohesion and character, and the effects of the activity on the neighbourhood;</u></li> <li><u>j. The cumulative effect of the</u></li> </ol>

		<p><u>activity, when added to the effects of other activities occurring in the neighbourhood;</u></p> <p>k. <u>The scale and frequency of the activity, including the number of guests on site per night;</u></p> <p>l. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u></p> <p>m. <u>The location, provision, use and screening of parking and access;</u></p> <p>n. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u></p> <p>o. <u>Health and safety provisions in relation to guests;</u></p> <p>p. <u>Guest management and complaints procedures;</u></p> <p>q. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u></p> <p>r. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></p>
<p><b><u>10.5.10</u></b></p>	<p><b><u>Homestay</u></b></p> <p><u>10.5.10.1 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>10.5.10.2 Must comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</u></p> <p><u>10.5.10.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>10.5.10.4 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>10.5.10.5 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 10.5.10.1 to 10.5.10.5.</u></p>	<p><u>Standards 10.5.10.1 and 10.5.10.2: RD</u></p> <p><u>All other Standards: NC</u></p> <p><u>For non-compliance with Standards 10.5.10.1 and 10.5.10.2 discretion is restricted to:</u></p> <p>a. <u>The nature of the surrounding residential context, including its residential amenity values and character, and the effects of the activity on the neighbourhood;</u></p> <p>b. <u>The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u></p> <p>c. <u>The scale and frequency of the activity, including the number of nights per year;</u></p> <p>d. <u>The management of noise, use</u></p>



		<p><u>of outdoor areas, rubbish and recycling;</u></p> <p>e. <u>The location, provision, use and screening of parking and access;</u></p> <p>f. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u></p> <p>g. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></p>
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**10.5 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 and residential visitor accommodation in the Arrowtown Town Transition Overlay and the Visitor Accommodation Sub-Zone.

# 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 anticipated in the Visitor Accommodation Sub-Zones and shown on planning maps, which have historically provided (and will continue to provide) important locations for visitor accommodation to meet the District's needs. 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 outside of the Visitor Accommodation Sub-Zones is restricted.

The commercial letting of residential properties as short-term accommodation for paying guests on a year-round or permanent basis, is restricted, where it would result in a loss of residential character, cohesion and amenity values. Low intensity use of residential units, including residential flats, to accommodate paying guests is enabled, where the predominant residential character of the environment is retained and the residential amenity values of nearby residents are maintained.

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

### 11.2 Objectives and Policies

**11.2.3 Objective – Visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone.**

#### **Policies**

- 11.2.3.1 Provide for visitor accommodation and residential visitor accommodation that are appropriate for the low density residential environment in the Visitor Accommodation Sub-Zones, while ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.**
- 11.2.3.2 Restrict the establishment of visitor accommodation in locations outside the Visitor Accommodation Sub-Zones to ensure that the zone maintains a residential character.**
- 11.2.3.3 Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.**
- 11.2.3.4 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.**
- 11.2.3.5 Manage the effects of residential visitor accommodation and homestays outside the Visitor Accommodation Sub-Zone by controlling the scale, intensity and frequency of the use and those effects of the activities that differentiate them from residential activities.**

### 11.3 Other Provisions and Rules

11.3.2 Interpreting and Applying the Rules

Renumber 11.3.2.5 as 11.3.2.6

Insert 11.3.2.5 References to the Visitor Accommodation Sub-Zones in this Chapter only apply to the sub-zones within the Large Lot Residential Zone.

## 11.4 Rules – Activities

Table 1	Activities located in the Large Lot Residential Zone	Activity status
<u>11.4.4</u>	<u>Homestays</u>	P
<u>11.4.5</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>Control is reserved to:</u></p> <ul style="list-style-type: none"> <li>a. <u>The scale of the activity, including the number of guests on site per night;</u></li> <li>b. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u></li> <li>c. <u>The location, provision, use and screening of parking and access;</u></li> <li>d. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u></li> <li>e. <u>Health and safety provisions in relation to guests;</u></li> <li>f. <u>Guest management and complaints procedures;</u></li> <li>g. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u></li> <li>h. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ul>	C
<u>11.4.5A</u>	<p><u>Visitor Accommodation in the Visitor Accommodation Sub-Zone</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> <li>a. <u>The location, nature and scale of activities;</u></li> <li>b. <u>Parking and access;</u></li> <li>c. <u>Landscaping;</u></li> <li>d. <u>Noise generation and the methods of mitigation;</u></li> <li>e. <u>Hours of operation, including in respect of ancillary activities; and</u></li> <li>f. <u>The external appearance of buildings.</u></li> </ul>	RD
<u>11.4.10</u>	<u>Visitor Accommodation not otherwise identified</u>	NC

## 11.5 Rules – Standards for Activities

Table 2	Standards for Activities	Non- compliance status
<p><b>11.5.13</b></p>	<p><b><u>Residential Visitor Accommodation</u></b></p> <p>11.5.13.1 <u>Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p>11.5.13.2 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>11.5.13.3 <u>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 11.5.13.1 to 11.5.13.3.</u></p> <p>-</p>	<p><u>Sites within the Visitor Accommodation Sub-Zone:</u></p> <p style="text-align: center;"><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <ol style="list-style-type: none"> <li><u>a. The location, nature and scale of activities;</u></li> <li><u>b. The location, provision, use and screening of parking and access;</u></li> <li><u>c. The management of noise, outdoor lighting, use of outdoor areas, rubbish and recycling.</u></li> <li><u>d. The compliance of the residential unit with the Building Code as at the date of the consent;</u></li> <li><u>e. Health and safety provisions in relation to guests;</u></li> <li><u>f. Guest management and complaints procedures;</u></li> <li><u>g. The keeping of records of RVA use, and availability of records for Council inspection; and</u></li> <li><u>h. Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ol> <p style="text-align: center;"><u>All other sites:</u></p> <p><u>Standard 11.5.13.1:</u>  <u>91-180 nights RD</u>  <u>&gt;180 nights NC</u></p> <p><u>All other Standards:</u>  <u>NC</u></p> <p><u>For RD non-compliance with Standard 11.5.13.1 discretion is restricted to:</u></p> <ol style="list-style-type: none"> <li><u>i. The nature of the surrounding residential context, including its residential amenity values, cohesion and character, and the effects of the activity on the neighbourhood;</u></li> </ol>

		<ul style="list-style-type: none"> <li>j. <u>The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u></li> <li>k. <u>The scale and frequency of the activity, including the number of guests on site per night;</u></li> <li>l. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u></li> <li>m. <u>The location, provision, use and screening of parking and access;</u></li> <li>n. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u></li> <li>o. <u>Health and safety provisions in relation to guests;</u></li> <li>p. <u>Guest management and complaints procedures;</u></li> <li>q. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u></li> <li>r. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ul>
<p><b><u>11.5.14</u></b></p>	<p><b><u>Homestay</u></b></p> <p><u>11.5.14.1 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>11.5.14.2 Must comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</u></p> <p><u>11.5.14.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>11.5.14.4 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>11.5.14.5 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p>Note: The Council may request that records are</p>	<p><u>Standards 11.5.14.1 and 11.5.14.2: RD</u></p> <p><u>All other Standards: NC</u></p> <p><u>For non-compliance with Standards 11.5.14.1 and 11.5.14.2 discretion is restricted to:</u></p> <ul style="list-style-type: none"> <li>a. <u>The nature of the surrounding residential context, including its residential amenity values and character, and the effects of the activity on the neighbourhood;</u></li> <li>b. <u>The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u></li> <li>c. <u>The scale and frequency of the</u></li> </ul>

	<p><u>made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 11.5.14.1 to 11.5.14.5.</u></p>	<p><u>activity, including the number of nights per year;</u></p> <p>d. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u></p> <p>e. <u>The location, provision, use and screening of parking and access;</u></p> <p>f. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u></p> <p>g. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></p>
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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 and residential visitor accommodation in the Visitor Accommodation Sub-Zone.

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

## 16 Business Mixed Use Zone

### 16.4 Rules – Activities

	Activities located in the Business Mixed Use Zone	Activity status
<b>16.4.2</b>	<b><u>Residential Visitor Accommodation and Homestays</u></b>	<b>P</b>

### 16.5 Rules – Standards

	Standards for activities located in the Business Mixed Use Zone	Non- compliance status
<b>16.5.12</b>	<p><b><u>Residential Visitor Accommodation</u></b></p> <p>16.5.12.1 <u>Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p>16.5.12.2 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>16.5.12.3 <u>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p>16.5.12.4 <u>The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p>16.5.12.5 <u>Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p>16.5.12.6 <u>Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 16.5.12.1 to 16.5.12.6.</u></p>	<p><b>C</b></p> <p><u>Control is reserved to:</u></p> <ol 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>The management of noise, rubbish and outdoor activities;</u></li> <li><u>The compliance of the residential unit with the Building Code as at the date of the consent;</u></li> <li><u>Health and safety provisions in relation to guests;</u></li> <li><u>Guest management and complaints procedures;</u></li> <li><u>The keeping of records of RVA use, and availability of records for Council inspection; and</u></li> <li><u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ol>

<p><b><u>16.5.13</u></b></p>	<p><b><u>Homestay</u></b></p> <p><u>16.5.13.1 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>16.5.13.2 Must comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</u></p> <p><u>16.5.13.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>16.5.13.4 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>16.5.13.5 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 16.5.13.1 to 16.5.13.5.</u></p>	<p style="text-align: center;"><u>C</u></p> <p><u>Control is reserved to:</u></p> <ul style="list-style-type: none"> <li>a. <u>The location, nature and scale of activities;</u></li> <li>b. <u>The location, provision, and screening of parking and access;</u></li> <li>c. <u>The management of noise, rubbish and outdoor activities;</u></li> <li>d. <u>The keeping of records of Homestay use, and availability of records for Council inspection;</u></li> <li>e. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ul>
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# New Stage 2 PDP provisions, added to Stage 1 Chapter 21 Rural chapter

## 21 Rural

### 21.4 Rules – Activities

Table 1	Activities – Rural Zone	Activity status
<b>21.4.15</b>	<b><u>Residential Visitor Accommodation and Homestays</u></b>	<u>P</u>

### 21.9 Rules - Standards for Commercial Activities

<u>Table 6</u>	<u>Standards for Commercial Activities</u>	<u>Non- compliance status</u>
<b>21.9.5</b>	<p><b><u>Residential Visitor Accommodation</u></b></p> <p><u>21.9.5.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p><u>21.9.5.2 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p><u>21.9.5.3 Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>21.9.5.4 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 21.9.5.1 to 21.9.5.4.</u></p>	<p><u>C</u></p> <p><u>Control is reserved to:</u></p> <ol style="list-style-type: none"> <li><u>The scale of the activity, including the number of guests per night and the number guest nights the activity operates in a 12 month period;</u></li> <li><u>The management of noise, rubbish and outdoor activities;</u></li> <li><u>The compliance of the residential unit with the Building Code as at the date of the consent;</u></li> <li><u>Health and safety provisions in relation to guests;</u></li> <li><u>Guest management and complaints procedures;</u></li> <li><u>The keeping of records of RVA use, and availability of records for Council inspection; and</u></li> <li><u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ol>
<b>21.9.6</b>	<p><b><u>Homestay</u></b></p> <p><u>21.9.6.1 Must not exceed 5 paying guests per night.</u></p> <p><u>21.9.6.2 The Council must be notified in writing prior to the commencement of a Homestay activity</u></p> <p><u>21.9.6.3 Up to date records of the Homestay</u></p>	<p><u>C</u></p> <p><u>Control is reserved to:</u></p> <ol style="list-style-type: none"> <li><u>The scale of the activity, including the number of guests per night and the number guest nights the activity operates in a 12 month period;</u></li> <li><u>The management of noise, rubbish</u></li> </ol>

	<p><u>activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 21.9.6.1 to 21.9.6.3.</u></p>	<p><u>and outdoor activities;</u></p> <p>c. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u></p> <p>d. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></p>
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## 22 New Stage 2 PDP provisions, added to Stage 1 Chapter 22 Rural Residential & Rural Lifestyle chapter

### 23 Rural Residential & Rural Lifestyle

#### 22.2 Objectives and Policies

22.2.2.4 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.

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

#### 22.4 Rules - Activities

Table 1	Activities – Rural Residential and Rural Lifestyle Zones	Activity status
<u>22.4.7</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>

#### 22.5 Rules - Standards

Table 2	Standards - Rural Residential and Rural Lifestyle Zones	Non-compliance status
<u>22.5.14</u>	<p><b><u>Residential Visitor Accommodation</u></b></p> <p><u>22.5.14.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p><u>22.5.14.2 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p><u>22.5.14.3 Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>22.5.14.4 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 22.5.14.1 to 22.5.14.4.</u></p>	<u>D</u>
<u>22.5.15</u>	<p><b><u>Homestay</u></b></p> <p><u>22.5.15.1 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>22.5.15.2 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>22.5.15.3 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form</u></p>	<u>D</u>

that can be made available for inspection by the Council at 24 hours' notice.

Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 22.5.15.1 to 22.5.15.3.

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

## 23 Gibbston Character Zone

### 23.4 Rules - Activities

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

### 23.5 Rules - Standards

Table 4	Standards for Residential Visitor Accommodation and Homestays	Non-compliance status
<u>23.5.12</u>	<p><b><u>Residential Visitor Accommodation</u></b></p> <p><u>23.5.12.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p><u>23.5.12.2 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p><u>23.5.12.3 Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>23.5.12.4 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 23.5.12.1 to 23.5.12.4.</u></p>	<u>D</u>
<u>23.5.13</u>	<p><b><u>Homestay</u></b></p> <p><u>23.5.13.1 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>23.5.13.2 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>23.5.13.3 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 23.5.13.1 to 23.5.13.3.</u></p>	<u>D</u>

## New Stage 2 PDP provisions, added to Stage 2 Chapter 24

### Key:

No underlining shown for additional text for Wakatipu Basin Rural Amenity Zone. All text is new text to be added.

## 24 Wakatipu Basin Rural Amenity Zone

**24.2.5.3** Provide for non-residential activities, including restaurants, visitor accommodation, and commercial recreation activities while ensuring these are appropriately located and of a scale and intensity that ensures that the amenity, quality and character of the Precinct is retained.

### 24.4 Rules - Activities

	Table 24.1 – Activities in the Wakatipu Basin Rural Amenity Zone	Activity Status
[...]		
<b>24.4.15</b>	Residential visitor accommodation and homestays.	P
<b>24.4.21</b>	Visitor accommodation	D
[...]		

	Table 24.3 – Standards	Non-compliance status
[...]		
<b>24.5.20</b>	<p><b>Residential visitor accommodation</b></p> <p>Residential visitor accommodation – Excluding the Lifestyle Precinct</p> <p>24.5.20.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</p> <p>24.5.20.2 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</p> <p>24.5.20.3 Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</p> <p>24.5.20.4 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</p> <p>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 24.5.20.1 to 24.5.20.4.</p>	<p>C</p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> <li>The scale of the activity, including the number of guests per night and the number guest nights the activity operates in a 12 month period;</li> <li>The management of noise, rubbish and outdoor activities;</li> <li>The compliance of the residential unit with the Building Code as at the date of the consent;</li> <li>Health and safety provisions in relation to guests;</li> <li>Guest management and complaints procedures;</li> <li>The keeping of records of RVA use, and availability of records for Council inspection; and</li> <li>Monitoring requirements, including imposition of an annual monitoring charge.</li> </ol>
<b>24.5.21</b>	Residential visitor accommodation – Lifestyle Precinct only	D

	<p>24.5.21.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</p> <p>24.5.21.2 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</p> <p>24.5.21.3 Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</p> <p>24.5.21.4 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</p> <p>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 24.5.21.1 to 24.5.21.4</p>	
<p><b>24.5.22</b></p>	<p><b>Homestay</b></p> <p>Homestay– Excluding the Lifestyle Precinct</p> <p>24.5.22.1 Must not exceed 5 paying guests on a site per night.</p> <p>24.5.22.2 The Council must be notified in writing prior to the commencement of a Homestay activity.</p> <p>24.5.22.3 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</p> <p>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 24.5.22.1 to 24.5.22.3.</p>	<p>C</p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> <li>a. The scale of the activity, including the number of guests per night and the number guest nights the activity operates in a 12 month period;</li> <li>b. The management of noise, rubbish and outdoor activities;</li> <li>c. The keeping of records of Homestay use, and availability of records for Council inspection; and</li> <li>d. Monitoring requirements, including imposition of an annual monitoring charge.</li> </ol>
<p><b>24.5.23</b></p>	<p>Homestay – Lifestyle Precinct only</p> <p>24.5.23.1 Must not exceed 5 paying guests on a site per night.</p> <p>24.5.23.2 The Council must be notified in writing prior to the commencement of a Homestay activity.</p> <p>24.5.23.3 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</p>	<p><u>D</u></p>

	<p>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 24.5.23.1 to 24.5.23.3.</p>	
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# New Stage 2 PDP provisions, added to Stage 1 Chapter 41 Jacks Point chapter

## 41 Jacks Point

### 41.4 Rules - Activities

Table 1	Activities Located within the Jacks Point Zone	Activity status
<u>41.4.1.9</u>	<u>All Residential (R) Activity Areas and Rural Living (RL) Activity Area</u> <u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>

Table 2	Activities located in the Jacks Point Zone – Village and Education Activity Areas	Activity Status
41.4.2.1	Any commercial, community, residential, <u>residential visitor accommodation, homestay, or visitor accommodation activity within the Jacks Point (V) or Homestead Bay (HB) Village Activity Areas, including the addition, alteration or construction of associated buildings, provided the application is in accordance with a Comprehensive Development Plan incorporated in the District Plan, which applies to the whole of the relevant Village Activity Area and is sufficiently detailed to enable the matters of control listed below to be fully considered.</u>	C

### 41.5 Rules – Activity Standards

Table 6	Standards for activities located in the Jacks Point Zone – Residential Activity Areas	Non-compliance status
<u>41.5.1.12</u>	<u>Residential Visitor Accommodation</u> <u>41.5.1.12.1 Must be limited to one residential unit or residential flat per site not exceeding a cumulative total of 42 nights occupation by paying guests on a site per 12 month period.</u> <u>41.5.1.12.2 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u> <u>41.5.1.12.3 Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u> <u>41.5.1.12.4 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u> <u>41.5.1.12.5 Up to date records of the Residential Visitor Accommodation</u>	<u>D</u>

	<p><u>activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p>41.5.1.12.6 <u>Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p>Note: <u>The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 41.5.1.12.1 to 41.5.1.12.6.</u></p>	
<p><b><u>41.5.1.13</u></b></p>	<p><b><u>Homestay</u></b></p> <p>41.5.1.13.1 <u>May occur within either an occupied residential unit or an occupied residential flat on a site, and must not occur within both on a site.</u></p> <p>41.5.1.13.2 <u>Must not exceed 3 paying guests on a site per night.</u></p> <p>41.5.1.13.3 <u>Must comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</u></p> <p>41.5.1.13.4 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>41.5.1.13.5 <u>The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p>41.5.1.13.6 <u>Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p>Note: <u>The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 41.5.1.13.1 to 41.5.1.13.6.</u></p>	<p><u>D</u></p>

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

## 42 Waterfall Park

### 42.4 Rules - Activities

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

### 42.5 Rules - Standards

	Standards for activities located in the Waterfall Park Zone	Non- compliance status
<b><u>42.5.9</u></b>	<p><b><u>Residential Visitor Accommodation</u></b></p> <p>42.5.9.1 <u>Must be limited to one residential unit or residential flat per site–not exceeding a cumulative total of 179 nights occupation by paying guests on a site per 12 month period.</u></p> <p>42.5.9.2 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>42.5.9.3 <u>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p>42.5.9.4 <u>The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p>42.5.9.5 <u>Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p>42.5.9.6 <u>Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24</u></p>	<p><u>C</u></p> <p><u>Control is reserved to:</u></p> <ol style="list-style-type: none"> <li>a. <u>The location, nature and scale of activities;</u></li> <li>b. <u>The location, provision, and screening of parking and access;</u></li> <li>c. <u>The management of noise, rubbish and outdoor activities;</u></li> <li>d. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u></li> <li>e. <u>Health and safety provisions in relation to guests;</u></li> <li>f. <u>Guest management and complaints procedures;</u></li> <li>g. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u></li> <li>h. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ol>

	<p><u>hours' notice, in order to monitor compliance with rules 42.5.9.1 to 42.5.9.6.</u></p>	
<p><b><u>42.5.10</u></b></p>	<p><b><u>Homestay</u></b></p> <p>42.5.10.1 <u>May occur within either an occupied residential unit or an occupied residential flat on a site, and must not occur within both on a site.</u></p> <p>42.5.10.2 <u>Must not exceed 5 paying guests on a site per night.</u></p> <p>42.5.10.3 <u>Must comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</u></p> <p>42.5.10.4 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>42.5.10.5 <u>The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p>42.5.10.6 <u>Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 42.5.10.1 to 42.5.10.6.</u></p>	<p style="text-align: center;"><u>C</u></p> <p><u>Control is reserved to:</u></p> <ol style="list-style-type: none"> <li>a. <u>The location, nature and scale of activities;</u></li> <li>b. <u>The location, provision, and screening of parking and access;</u></li> <li>c. <u>The management of noise, rubbish and outdoor activities;</u></li> <li>d. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u></li> <li>e. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ol>

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

## 43 Millbrook

### 43.4 Rules - Activities

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

### 43.5 Rules - Standards

	Rules – Millbrook	Non- compliance status
<b>43.5.14</b>	<p><b><u>Residential Visitor Accommodation</u></b></p> <p>43.5.14.1 <u>Must be limited to one residential unit or residential flat per site not exceeding a cumulative total of 179 nights occupation by paying guests on a site per 12 month period.</u></p> <p>43.5.14.2 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>43.5.14.3 <u>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p>43.5.14.4 <u>The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p>43.5.14.5 <u>Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p>43.5.14.6 <u>Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 43.5.14.1 to 43.5.14.6.</u></p>	<p><u>C</u></p> <p><u>Control is reserved to:</u></p> <ol 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>The management of noise, rubbish and outdoor activities;</u></li> <li><u>The compliance of the residential unit with the Building Code as at the date of the consent;</u></li> <li><u>Health and safety provisions in relation to guests;</u></li> <li><u>Guest management and complaints procedures;</u></li> <li><u>The keeping of records of RVA use, and availability of records for Council inspection; and</u></li> <li><u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ol>

<p><b><u>43.5.15</u></b></p>	<p><b><u>Homestay</u></b></p> <p><u>43.5.15.1 May occur within either an occupied residential unit or an occupied residential flat on a site, and must not occur within both on a site.</u></p> <p><u>43.5.15.2 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>43.5.15.3 Must comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</u></p> <p><u>43.5.15.4 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>43.5.15.5 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>43.5.15.6 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 43.5.15.1 to 43.5.15.6.</u></p>	<p style="text-align: center;"><u>C</u></p> <p><u>Control is reserved to:</u></p> <ul style="list-style-type: none"> <li>a. <u>The location, nature and scale of activities;</u></li> <li>b. <u>The location, provision, and screening of parking and access;</u></li> <li>c. <u>The management of noise, rubbish and outdoor activities;</u></li> <li>d. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u></li> <li>e. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ul>
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Appendix 2: Recommendations on Submissions and Further Submissions on the Variations to Chapters 2, 7, 8, 9, 10, 11, 16, 21, 22, 23, 24, 41, 42 and 43

## Appendix 2: Recommendations on Submissions

### Part A: Submissions

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
243.47	Christine Byrch	Reject	1.4 & 4
258.1	Peter Barrow	Reject	1.4 & 4
278.1	Sousa Jefferson	Reject	1.4 & 4
433.30	Queenstown Airport Corporation	Accept in Part	1.4 & 4
433.34	Queenstown Airport Corporation	Accept in Part	1.4 & 4
433.34	Queenstown Airport Corporation	Accept in Part	1.4 & 4
449.2	Tracey Henderson	Accept in Part	1.4 & 4
552.1	Pounamu Holdings 2014 Limited	Accept in Part	1.4 & 4
591.8	Varina Propriety Limited	Accept in Part	1.4 & 4
600.6	Federated Farmers of New Zealand	Reject	1.4 & 4
679.2	Millennium & Copthorne Hotels New Zealand Limited	Accept in Part	1.4 & 4
2001.1	Richard Donald	Reject	1.4
2002.1	Edward Moore	Reject	3.1 & 7.1
2003.1	Darryll Rogers	Reject	1.4
2004.1	Joanna Moore	Reject	3.1 & 7.1
2005.1	Gabriella Napper	Accept in part	1.4
2006.1	Shane Melton	Accept in Part	3.1 & 7.1
2006.2	Shane Melton	Accept in Part	3.1 & 7.1
2006.3	Shane Melton	Accept in Part	7.2
2006.4	Shane Melton	Reject	1.4
2007.1	David Reiss	Reject	3.1 & 7.1
2008.1	Ken Erskine	Reject	3.1 & 7.1
2009.1	Nadia Forbes	Reject	1.4
2010.1	Adrian Collier	Reject	1.4
2011.1	George Bridgewater	Accept in Part	5



<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2011.10	George Bridgewater	Accept in Part	7.4
2011.11	George Bridgewater	Accept in Part	5
2011.12	George Bridgewater	Accept in Part	6.2
2011.13	George Bridgewater	Accept in Part	3.1 & 7.1
2011.14	George Bridgewater	Accept in Part	3.1 & 7.1
2011.15	George Bridgewater	Reject	8
2011.16	George Bridgewater	Accept in Part	6.3
2011.17	George Bridgewater	Accept in Part	7.2
2011.18	George Bridgewater	Accept in Part	7.2
2011.19	George Bridgewater	Reject	8
2011.2	George Bridgewater	Accept in Part	6.2
2011.20	George Bridgewater	Accept in Part	5
2011.21	George Bridgewater	Accept in Part	6.2
2011.22	George Bridgewater	Accept in Part	3.1 & 7.1
2011.23	George Bridgewater	Accept in Part	3.1 & 7.1
2011.24	George Bridgewater	Reject	8
2011.3	George Bridgewater	Accept in Part	3.1 & 7.1
2011.4	George Bridgewater	Accept in Part	3.1 & 7.1
2011.5	George Bridgewater	Reject	8
2011.6	George Bridgewater	Accept in Part	6.4
2011.7	George Bridgewater	Accept in Part	7.5
2011.8	George Bridgewater	Accept in Part	7.5
2011.9	George Bridgewater	Accept in Part	7.4
2012.1	Rachel Bridgewater	Accept in Part	5
2012.10	Rachel Bridgewater	Reject	7.4
2012.11	Rachel Bridgewater	Reject	7.3
2012.12	Rachel Bridgewater	Reject	7.3
2012.13	Rachel Bridgewater	Reject	5

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2012.14	Rachel Bridgewater	Reject	6.2
2012.15	Rachel Bridgewater	Reject	3.1 & 7.1
2012.16	Rachel Bridgewater	Reject	3.1 & 7.1
2012.17	Rachel Bridgewater	Reject	8
2012.18	Rachel Bridgewater	Reject	5
2012.19	Rachel Bridgewater	Reject	5
2012.2	Rachel Bridgewater	Reject	6.2
2012.20	Rachel Bridgewater	Accept in Part	6.3
2012.21	Rachel Bridgewater	Reject	6.3
2012.22	Rachel Bridgewater	Reject	7.2
2012.23	Rachel Bridgewater	Reject	7.2
2012.24	Rachel Bridgewater	Reject	8
2012.25	Rachel Bridgewater	Reject	5
2012.26	Rachel Bridgewater	Reject	6.2
2012.27	Rachel Bridgewater	Reject	3.1 & 7.1
2012.28	Rachel Bridgewater	Reject	3.1 & 7.1
2012.29	Rachel Bridgewater	Reject	8
2012.3	Rachel Bridgewater	Reject	3.1 & 7.1
2012.4	Rachel Bridgewater	Reject	3.1 & 7.1
2012.5	Rachel Bridgewater	Reject	8
2012.6	Rachel Bridgewater	Reject	6.4
2012.7	Rachel Bridgewater	Reject	7.5
2012.8	Rachel Bridgewater	Reject	7.5
2012.9	Rachel Bridgewater	Reject	7.4
2013.1	Ellen Richardson	Reject	3.1 & 7.1
2015.1	Robert & Elspeth Staas	Accept in Part	3.1 & 7.1
2017.1	Kain Froud	Accept in Part	5
2017.10	Kain Froud	Reject	8

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2017.2	Kain Froud	Reject	6.2
2017.3	Kain Froud	Reject	3.1 & 7.1
2017.4	Kain Froud	Reject	8
2017.5	Kain Froud	Reject	7.7
2017.6	Kain Froud	Reject	7.7
2017.7	Kain Froud	Reject	5
2017.8	Kain Froud	Reject	6.2
2017.9	Kain Froud	Reject	3.1 & 7.1
2018.1	Rosie Simpson	Reject	1.4
2019.4	Jonathan Holmes	Accept in Part	12
2019.6	Jonathan Holmes	Accept in part	1.4
2019.7	Jonathan Holmes	Reject	1.4
2021.1	Charlotte Mill	Accept in part	1.4
2022.1	Nicholas Kiddle	Accept in part	1.4
2023.1	Tony Preen	Reject	1.4
2023.2	Tony Preen	Reject	3.1 & 7.1
2024.1	Conor English	Reject	1.4
2025.1	Jo Allan	Reject	3.1 & 7.1
2027.1	Terry Drayton	Reject	1.4
2029.1	Kim Jamieson	Accept in Part	7.2
2031.1	Gilbert Gordon	Accept in Part	3.1 & 7.1
2031.2	Gilbert Gordon	Accept	7.1
2032.1	Skyview Magic Ltd	Accept in Part	7.5
2032.2	Skyview Magic Ltd	Accept in Part	7.2
2032.3	Skyview Magic Ltd	Accept in Part	7.4
2033.1	N J Harris	Reject	7.1
2033.2	N J Harris	Reject	7.1
2034.1	Max Paulin	Reject	N/A

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2034.2	Max Paulin	Reject	3.1 & 7.1
2035.1	Four Seasons Motel	Accept in part	1.4
2035.2	Four Seasons Motel	Reject	1.4
2035.3	Four Seasons Motel	Accept in part	7.1
2035.4	Four Seasons Motel	Reject	1.4
2036.1	Gavin Humphrey	Reject	1.4
2037.1	Allison and Paul Rosanowski	Reject	1.4
2038.1	Ian Sawers	Reject	3.1 & 7.1
2038.2	Ian Sawers	Accept in Part	3.1 & 7.1
2038.3	Ian Sawers	Reject	1.4
2039.1	Meg Taylor	Reject	3.1 & 7.1
2041.1	Release NZ Ltd	Accept in Part	3.1 & 7.1
2041.2	Release NZ Ltd	Reject	8
2041.3	Release NZ Ltd	Reject	3.1 & 7.1
2041.4	Release NZ Ltd	Accept in Part	3.1 & 7.1
2041.5	Release NZ Ltd	Accept in Part	3.1 & 7.1
2041.6	Release NZ Ltd	Accept in Part	3.1 & 7.1
2041.7	Release NZ Ltd	Reject	8
2041.8	Release NZ Ltd	Accept in Part	7.4
2041.9	Release NZ Ltd	Accept in Part	7.5
2042.1	Bronwyn Brock	Reject	4
2042.10	Bronwyn Brock	Reject	8
2042.2	Bronwyn Brock	Accept in Part	5
2042.3	Bronwyn Brock	Reject	6.2
2042.4	Bronwyn Brock	Reject	3.1 & 7.1
2042.5	Bronwyn Brock	Reject	3.1 & 7.1
2042.6	Bronwyn Brock	Accept in Part	6.3
2042.7	Bronwyn Brock	Accept in Part	7.2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2042.8	Bronwyn Brock	Reject	7.2
2042.9	Bronwyn Brock	Reject	3.1 & 7.1
2043.1	Ben and Lucy Lucas	Reject	1.4
2044.1	Rosemarie Jones	Reject	1.4
2045.1	Allan McLaughlin	Reject	1.4
2045.2	Allan McLaughlin	Reject	8
2045.3	Allan McLaughlin	Accept in Part	6.2
2045.4	Allan McLaughlin	Accept in Part	3.1 & 7.1
2045.5	Allan McLaughlin	Accept in Part	3.1 & 7.1
2045.6	Allan McLaughlin	Reject	8
2045.7	Allan McLaughlin	Accept in Part	3.1 & 7.1
2045.8	Allan McLaughlin	Accept in Part	3.1 & 7.1
2046.1	Keith Murray	Reject	3.1 & 7.1
2046.2	Keith Murray	Reject	3.1 & 7.1
2047.1	Ursula Porter	Accept in Part	3.1 & 7.1
2048.1	Ella Hardman	Accept in Part	3.1 & 7.1
2048.2	Ella Hardman	Accept in Part	3.1 & 7.1
2048.3	Ella Hardman	Accept in Part	7.2
2048.4	Ella Hardman	Accept in Part	3.1 & 7.1
2048.5	Ella Hardman	Accept in Part	3.1 & 7.1
2048.6	Ella Hardman	Accept in Part	7.4
2048.7	Ella Hardman	Accept in Part	7.5
2050.1	Elizabeth Winstone	Accept in part	3.1 & 7.1
2051.1	Mark Hazeldine	Accept in Part	3.1 & 7.1
2052.1	Steve Maunsell	Reject	1.4
2053.1	Patrick Dodson	Reject	1.4
2053.2	Patrick Dodson	Reject	4
2053.3	Patrick Dodson	Reject	7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2053.4	Patrick Dodson	Reject	1.4
2053.5	Patrick Dodson	Reject	1.4
2056.1	andersoncomms	Accept in Part	3.1 & 7.1
2056.2	andersoncomms	Reject	1.4
2057.1	Judith and Martin Bryant	Reject	1.4
2057.10	Judith and Martin Bryant	Reject	8
2057.11	Judith and Martin Bryant	Reject	7.2
2057.12	Judith and Martin Bryant	Accept	7.1
2057.13	Judith and Martin Bryant	Reject	7.5
2057.2	Judith and Martin Bryant	Reject	4
2057.3	Judith and Martin Bryant	Reject	1.4
2057.4	Judith and Martin Bryant	Accept in part	3.1 & 7.1
2057.5	Judith and Martin Bryant	Accept	3.1 & 7.1
2057.6	Judith and Martin Bryant	Accept	7.1
2057.7	Judith and Martin Bryant	Accept in part	3.1 & 7.1 - 7.7
2057.8	Judith and Martin Bryant	Accept in Part	7.4
2057.9	Judith and Martin Bryant	Reject	7.3
2058.1	Michael Harvey	Reject	1.4
2058.10	Michael Harvey	Reject	8
2058.11	Michael Harvey	Reject	7.2
2058.12	Michael Harvey	Accept	7.1
2058.13	Michael Harvey	Reject	7.5
2058.2	Michael Harvey	Reject	4
2058.3	Michael Harvey	Reject	1.4
2058.4	Michael Harvey	Accept in part	3.1 & 7.1
2058.5	Michael Harvey	Accept	3.1 & 7.1
2058.6	Michael Harvey	Accept	7.1
2058.7	Michael Harvey	Accept in part	3.1 & 7.1 - 7.7

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2058.8	Michael Harvey	Accept in Part	7.4
2058.9	Michael Harvey	Reject	7.3
2059.1	Anne Relling	Reject	1.4
2059.2	Anne Relling	Reject	1.4
2060.1	John Almond	Reject	1.4
2060.2	John Almond	Reject	1.4
2061.1	Kelly Bray	Accept in part	1.4
2061.2	Kelly Bray	Accept in part	7.1
2062.1	Adrienne Bray	Accept in part	1.4
2062.2	Adrienne Bray	Accept in part	7.1
2063.1	Noel Williams	Accept in Part	7.1
2063.2	Noel Williams	Reject	1.4
2063.3	Noel Williams	Reject	1.4
2064.1	Alistair McIntosh	Reject	4
2064.2	Alistair McIntosh	Reject	1.4
2065.1	Paul Angus	Reject	1.4
2065.2	Paul Angus	Reject	1.4
2065.3	Paul Angus	Accept	7.1
2066.1	Alan Roberts	Reject	1.4
2067.1	Sally Watson	Reject	1.4
2067.10	Sally Watson	Reject	8
2067.11	Sally Watson	Reject	7.2
2067.12	Sally Watson	Accept	7.1
2067.13	Sally Watson	Reject	7.5
2067.2	Sally Watson	Reject	4
2067.3	Sally Watson	Reject	1.4
2067.4	Sally Watson	Accept In Part	3.1 & 7.1
2067.5	Sally Watson	Accept	3.1 & 7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2067.6	Sally Watson	Accept	7.1
2067.7	Sally Watson	Accept in part	3.1 & 7.1 - 7.7
2067.8	Sally Watson	Accept in Part	7.4
2067.9	Sally Watson	Reject	7.3
2068.1	Aimi Smith-Taylor	Reject	1.4
2068.10	Aimi Smith-Taylor	Reject	8
2068.11	Aimi Smith-Taylor	Reject	7.2
2068.12	Aimi Smith-Taylor	Accept	7.1
2068.13	Aimi Smith-Taylor	Reject	7.5
2068.2	Aimi Smith-Taylor	Reject	4
2068.3	Aimi Smith-Taylor	Reject	1.4
2068.4	Aimi Smith-Taylor	Accept In Part	3.1 & 7.1
2068.5	Aimi Smith-Taylor	Accept	3.1 & 7.1
2068.6	Aimi Smith-Taylor	Accept	7.1
2068.7	Aimi Smith-Taylor	Accept in part	3.1 & 7.1 - 7.7
2068.8	Aimi Smith-Taylor	Accept in Part	7.4
2068.9	Aimi Smith-Taylor	Reject	7.3
2069.1	Alexander Hopkinson	Reject	1.4
2069.10	Alexander Hopkinson	Reject	8
2069.11	Alexander Hopkinson	Reject	7.2
2069.12	Alexander Hopkinson	Accept	7.1
2069.13	Alexander Hopkinson	Reject	7.5
2069.2	Alexander Hopkinson	Reject	4
2069.3	Alexander Hopkinson	Reject	1.4
2069.4	Alexander Hopkinson	Accept In Part	3.1 & 7.1
2069.5	Alexander Hopkinson	Accept	3.1 & 7.1
2069.6	Alexander Hopkinson	Accept	7.1
2069.7	Alexander Hopkinson	Accept in part	3.1 & 7.1 - 7.7



<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2069.8	Alexander Hopkinson	Accept in Part	7.4
2069.9	Alexander Hopkinson	Reject	7.3
2070.1	Cam Pyke	Reject	1.4
2070.10	Cam Pyke	Reject	8
2070.11	Cam Pyke	Reject	7.2
2070.12	Cam Pyke	Accept	7.1
2070.13	Cam Pyke	Reject	7.5
2070.2	Cam Pyke	Reject	4
2070.3	Cam Pyke	Reject	1.4
2070.4	Cam Pyke	Accept In Part	3.1 & 7.1
2070.5	Cam Pyke	Accept	3.1 & 7.1
2070.6	Cam Pyke	Accept	7.1
2070.7	Cam Pyke	Accept in part	3.1 & 7.1 - 7.7
2070.8	Cam Pyke	Accept in Part	7.4
2070.9	Cam Pyke	Reject	7.3
2071.1	Catherine McLennan	Reject	1.4
2071.10	Catherine McLennan	Reject	8
2071.11	Catherine McLennan	Reject	7.2
2071.12	Catherine McLennan	Accept	7.1
2071.13	Catherine McLennan	Reject	7.5
2071.2	Catherine McLennan	Reject	4
2071.3	Catherine McLennan	Reject	1.4
2071.4	Catherine McLennan	Accept In Part	3.1 & 7.1
2071.5	Catherine McLennan	Accept	3.1 & 7.1
2071.6	Catherine McLennan	Accept	7.1
2071.7	Catherine McLennan	Accept in part	3.1 & 7.1 - 7.7
2071.8	Catherine McLennan	Accept in Part	7.4
2071.9	Catherine McLennan	Reject	7.3

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2072.1	Jan and Tim Warwick	Reject	1.4
2072.10	Jan and Tim Warwick	Reject	8
2072.11	Jan and Tim Warwick	Reject	7.2
2072.12	Jan and Tim Warwick	Accept	7.1
2072.13	Jan and Tim Warwick	Reject	7.5
2072.2	Jan and Tim Warwick	Reject	4
2072.3	Jan and Tim Warwick	Reject	1.4
2072.4	Jan and Tim Warwick	Accept In Part	3.1 & 7.1
2072.5	Jan and Tim Warwick	Accept	3.1 & 7.1
2072.6	Jan and Tim Warwick	Accept	7.1
2072.7	Jan and Tim Warwick	Accept in part	3.1 & 7.1 - 7.7
2072.8	Jan and Tim Warwick	Accept in Part	7.4
2072.9	Jan and Tim Warwick	Reject	7.3
2073.1	Lindsay Lake	Reject	1.4
2073.10	Lindsay Lake	Reject	8
2073.11	Lindsay Lake	Reject	7.2
2073.12	Lindsay Lake	Accept	7.1
2073.13	Lindsay Lake	Reject	7.5
2073.2	Lindsay Lake	Reject	4
2073.3	Lindsay Lake	Reject	1.4
2073.4	Lindsay Lake	Accept In Part	3.1 & 7.1
2073.5	Lindsay Lake	Accept	3.1 & 7.1
2073.6	Lindsay Lake	Accept	7.1
2073.7	Lindsay Lake	Accept in part	3.1 & 7.1 - 7.7
2073.8	Lindsay Lake	Accept in Part	7.4
2073.9	Lindsay Lake	Reject	7.3
2074.1	Lynne Fleming	Reject	1.4
2074.10	Lynne Fleming	Reject	8

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2074.11	Lynne Fleming	Reject	7.2
2074.12	Lynne Fleming	Accept	7.1
2074.13	Lynne Fleming	Reject	7.5
2074.2	Lynne Fleming	Reject	4
2074.3	Lynne Fleming	Reject	1.4
2074.4	Lynne Fleming	Accept In Part	3.1 & 7.1
2074.5	Lynne Fleming	Accept	3.1 & 7.1
2074.6	Lynne Fleming	Accept	7.1
2074.7	Lynne Fleming	Accept in part	3.1 & 7.1 - 7.7
2074.8	Lynne Fleming	Accept in Part	7.4
2074.9	Lynne Fleming	Reject	7.3
2075.1	Rachel Kane-Smith	Reject	1.4
2075.10	Rachel Kane-Smith	Reject	8
2075.11	Rachel Kane-Smith	Reject	7.2
2075.12	Rachel Kane-Smith	Accept	7.1
2075.13	Rachel Kane-Smith	Reject	7.5
2075.2	Rachel Kane-Smith	Reject	4
2075.3	Rachel Kane-Smith	Reject	1.4
2075.4	Rachel Kane-Smith	Accept In Part	3.1 & 7.1
2075.5	Rachel Kane-Smith	Accept	3.1 & 7.1
2075.6	Rachel Kane-Smith	Accept	7.1
2075.7	Rachel Kane-Smith	Accept in part	3.1 & 7.1 - 7.7
2075.8	Rachel Kane-Smith	Accept in Part	7.4
2075.9	Rachel Kane-Smith	Reject	7.3
2077.1	Rob Devereux	Accept in Part	3.1 & 7.1
2077.2	Rob Devereux	Reject	1.4
2079.1	Catherine Rezaei	Accept in part	3.1 & 7.1
2079.2	Catherine Rezaei	Accept in part	7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2080.1	Patricia Thomson	Reject	1.4
2080.10	Patricia Thomson	Reject	8
2080.11	Patricia Thomson	Reject	7.2
2080.12	Patricia Thomson	Accept	7.1
2080.13	Patricia Thomson	Reject	7.5
2080.2	Patricia Thomson	Reject	4
2080.3	Patricia Thomson	Reject	1.4
2080.4	Patricia Thomson	Accept In Part	3.1 & 7.1
2080.5	Patricia Thomson	Accept	3.1 & 7.1
2080.6	Patricia Thomson	Accept	7.1
2080.7	Patricia Thomson	Accept in part	3.1 & 7.1 - 7.7
2080.8	Patricia Thomson	Accept in Part	7.4
2080.9	Patricia Thomson	Reject	7.3
2081.1	Jessica Carr	Reject	1.4
2081.10	Jessica Carr	Reject	8
2081.11	Jessica Carr	Reject	7.2
2081.12	Jessica Carr	Accept	7.1
2081.13	Jessica Carr	Reject	7.5
2081.2	Jessica Carr	Reject	4
2081.3	Jessica Carr	Reject	1.4
2081.4	Jessica Carr	Accept In Part	3.1 & 7.1
2081.5	Jessica Carr	Accept	3.1 & 7.1
2081.6	Jessica Carr	Accept	7.1
2081.7	Jessica Carr	Accept in part	3.1 & 7.1 - 7.7
2081.8	Jessica Carr	Accept in Part	7.4
2081.9	Jessica Carr	Reject	7.3
2082.1	Gemma Ansty	Reject	1.4
2082.10	Gemma Ansty	Reject	8

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2082.11	Gemma Ansty	Reject	7.2
2082.12	Gemma Ansty	Accept	7.1
2082.13	Gemma Ansty	Reject	7.5
2082.2	Gemma Ansty	Reject	4
2082.3	Gemma Ansty	Reject	1.4
2082.4	Gemma Ansty	Accept In Part	3.1 & 7.1
2082.5	Gemma Ansty	Accept	3.1 & 7.1
2082.6	Gemma Ansty	Accept	7.1
2082.7	Gemma Ansty	Accept in part	3.1 & 7.1 - 7.7
2082.8	Gemma Ansty	Accept in Part	7.4
2082.9	Gemma Ansty	Reject	7.3
2083.1	Kim Netzler	Accept in Part	7.5
2083.2	Kim Netzler	Reject	1.4
2083.3	Kim Netzler	Reject	1.4
2085.1	Mark Arbuckle	Accept in Part	5
2085.2	Mark Arbuckle	Reject	6.2
2085.3	Mark Arbuckle	Accept in Part	3.1 & 7.1
2085.4	Mark Arbuckle	Reject	8
2086.1	Phil Winstone	Accept in part	3.1 & 7.1
2086.2	Phil Winstone	Reject	1.4
2087.1	Chris Abel	Accept in Part	3.1 & 7.1
2087.2	Chris Abel	Accept in Part	7.5
2087.3	Chris Abel	Accept in Part	7.4
2087.4	Chris Abel	Accept in Part	3.1 & 7.1
2087.5	Chris Abel	Accept in Part	7.2
2087.6	Chris Abel	Accept in Part	3.1 & 7.1
2088.1	Kim Spencer-McDonald	Reject	5
2088.2	Kim Spencer-McDonald	Reject	6.2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2088.3	Kim Spencer-McDonald	Accept in Part	3.1 & 7.1
2088.4	Kim Spencer-McDonald	Accept in Part	7.4
2088.5	Kim Spencer-McDonald	Reject	6.2
2089.1	John Wilkinson	Accept in Part	3.1 & 7.1
2090.1	Spectrum Property Group Ltd	Accept in Part	1.4
2090.2	Spectrum Property Group Ltd	Accept in Part	7.1
2091.1	Brian Hall	Reject	1.4
2091.2	Brian Hall	Reject	1.4
2091.3	Brian Hall	Reject	1.4
2092.1	Louise Hall	Reject	1.4
2092.10	Louise Hall	Reject	8
2092.11	Louise Hall	Reject	7.2
2092.12	Louise Hall	Accept	7.1
2092.13	Louise Hall	Reject	7.5
2092.2	Louise Hall	Reject	4
2092.3	Louise Hall	Reject	1.4
2092.4	Louise Hall	Accept In Part	3.1 & 7.1
2092.5	Louise Hall	Accept	3.1 & 7.1
2092.6	Louise Hall	Accept	7.1
2092.7	Louise Hall	Accept in part	3.1 & 7.1 - 7.7
2092.8	Louise Hall	Accept in Part	7.4
2092.9	Louise Hall	Reject	7.3
2093.1	Trineka Newton	Reject	1.4
2093.10	Trineka Newton	Reject	8
2093.11	Trineka Newton	Reject	7.2
2093.12	Trineka Newton	Accept	7.1
2093.13	Trineka Newton	Reject	7.5
2093.2	Trineka Newton	Reject	4

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2093.3	Trineka Newton	Reject	1.4
2093.4	Trineka Newton	Accept In Part	3.1 & 7.1
2093.5	Trineka Newton	Accept	3.1 & 7.1
2093.6	Trineka Newton	Accept	7.1
2093.7	Trineka Newton	Accept in part	3.1 & 7.1 - 7.7
2093.8	Trineka Newton	Accept in Part	7.4
2093.9	Trineka Newton	Reject	7.3
2094.1	Chris O'Leary	Reject	1.4
2096.1	Rosie Mackay	Reject	1.4
2097.13	Dalefield Trustee Limited	Accept in Part	3.1 & 7.1 - 7.7
2098.1	Douglas Grant Bird	Reject	4
2098.2	Douglas Grant Bird	Accept in Part	7.1
2099.1	Julian and Carrie Adams	Reject	4
2099.2	Julian and Carrie Adams	Accept in Part	3.1 & 7.1
2099.3	Julian and Carrie Adams	Reject	1.4
2100.1	Jennifer McBride	Reject	1.4
2100.2	Jennifer McBride	Reject	1.4
2100.3	Jennifer McBride	Reject	1.4
2102.1	Adelle Alexander	Reject	1.4
2102.10	Adelle Alexander	Reject	8
2102.11	Adelle Alexander	Reject	7.2
2102.12	Adelle Alexander	Accept	7.1
2102.13	Adelle Alexander	Reject	7.5
2102.2	Adelle Alexander	Reject	4
2102.3	Adelle Alexander	Reject	1.4
2102.4	Adelle Alexander	Accept In Part	3.1 & 7.1
2102.5	Adelle Alexander	Accept	3.1 & 7.1
2102.6	Adelle Alexander	Accept	7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2102.7	Adelle Alexander	Accept in part	3.1 & 7.1 - 7.7
2102.8	Adelle Alexander	Accept in Part	7.4
2102.9	Adelle Alexander	Reject	7.3
2105.1	Matthew Wilson	Reject	4
2105.2	Matthew Wilson	Accept in part	3.1 & 7.1
2107.1	Graeme and Christine Castle	Reject	4
2107.2	Graeme and Christine Castle	Accept in part	3.1 & 7.1
2108.1	A Cairns	Accept	1.4
2108.2	A Cairns	Accept	1.4
2109.1	Jo Wisnesky	Accept in Part	1.4
2110.1	Gwena and Graham Molloy	Reject	1.4
2111.1	James Anderson	Reject	1.4
2111.10	James Anderson	Reject	8
2111.11	James Anderson	Reject	7.2
2111.12	James Anderson	Accept	7.1
2111.13	James Anderson	Reject	7.5
2111.2	James Anderson	Reject	4
2111.3	James Anderson	Reject	1.4
2111.4	James Anderson	Accept In Part	3.1 & 7.1
2111.5	James Anderson	Accept	3.1 & 7.1
2111.6	James Anderson	Accept	7.1
2111.7	James Anderson	Accept in part	3.1 & 7.1 - 7.7
2111.8	James Anderson	Accept in Part	7.4
2111.9	James Anderson	Reject	7.3
2112.1	Juan Llona	Reject	1.4
2112.10	Juan Llona	Reject	8
2112.11	Juan Llona	Reject	7.2
2112.12	Juan Llona	Accept	7.1



<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2112.13	Juan Llona	Reject	7.5
2112.2	Juan Llona	Reject	4
2112.3	Juan Llona	Reject	1.4
2112.4	Juan Llona	Accept In Part	3.1 & 7.1
2112.5	Juan Llona	Accept	3.1 & 7.1
2112.6	Juan Llona	Accept	7.1
2112.7	Juan Llona	Accept in part	3.1 & 7.1 - 7.7
2112.8	Juan Llona	Accept in Part	7.4
2112.9	Juan Llona	Reject	7.3
2113.1	Noel Coutts	Reject	1.4
2113.2	Noel Coutts	Reject	4
2113.3	Noel Coutts	Accept in Part	3.1 & 7.1
2113.4	Noel Coutts	Accept in Part	3.1 & 7.1
2113.5	Noel Coutts	Accept in Part	3.1 & 7.1 - 7.7
2113.6	Noel Coutts	Accept in Part	7.4 - 7.5
2113.7	Noel Coutts	Accept in Part	7.2 & 7.3
2113.8	Noel Coutts	Reject	8
2114.1	Oanita Collins	Reject	1.4
2114.2	Oanita Collins	Reject	4
2114.3	Oanita Collins	Accept in Part	3.1 & 7.1
2114.4	Oanita Collins	Accept in Part	3.1 & 7.1
2114.5	Oanita Collins	Accept in Part	3.1 & 7.1 - 7.7
2114.6	Oanita Collins	Accept in Part	7.4 - 7.5
2114.7	Oanita Collins	Accept in Part	7.2 - 7.3
2114.8	Oanita Collins	Reject	8
2115.1	Abe Francis	Reject	1.4
2116.1	Cornelia Bryant	Reject	1.4
2116.2	Cornelia Bryant	Reject	4

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2116.3	Cornelia Bryant	Accept in Part	3.1 & 7.1
2116.4	Cornelia Bryant	Accept in Part	3.1 & 7.1
2116.5	Cornelia Bryant	Accept in Part	3.1 & 7.1 - 7.7
2116.6	Cornelia Bryant	Accept in Part	7.4 - 7.5
2116.7	Cornelia Bryant	Accept in Part	7.2 - 7.3
2116.8	Cornelia Bryant	Reject	8
2117.1	Danelle Jones	Reject	1.4
2117.2	Danelle Jones	Reject	4
2117.3	Danelle Jones	Accept in Part	3.1 & 7.1
2117.4	Danelle Jones	Accept in Part	3.1 & 7.1
2117.5	Danelle Jones	Accept in Part	3.1 & 7.1 - 7.7
2117.6	Danelle Jones	Accept in Part	7.4 - 7.5
2117.7	Danelle Jones	Accept in Part	7.2 - 7.3
2117.8	Danelle Jones	Reject	8
2118.1	Lisa Murphy	Accept in part	1.4
2118.2	Lisa Murphy	Accept in Part	3.1 & 7.1
2118.3	Lisa Murphy	Accept	7.1
2118.4	Lisa Murphy	Accept	7.1
2118.5	Lisa Murphy	Reject	1.4
2119.1	Virginia Brown	Reject	1.4
2119.2	Virginia Brown	Reject	4
2119.3	Virginia Brown	Accept in Part	3.1 & 7.1
2119.4	Virginia Brown	Accept in Part	3.1 & 7.1
2119.5	Virginia Brown	Accept in Part	3.1 & 7.1 - 7.7
2119.6	Virginia Brown	Accept in Part	7.4 - 7.5
2119.7	Virginia Brown	Accept in Part	7.2 - 7.3
2119.8	Virginia Brown	Reject	8
2120.1	Graeme Dear	Reject	1.4

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2120.2	Graeme Dear	Reject	1.4
2120.3	Graeme Dear	Reject	1.4
2121.1	Jeffery Jones	Accept in Part	1.4
2121.2	Jeffery Jones	Accept in Part	1.4
2124.1	Doug Champion	Accept in Part	7.1
2125.1	Leah Hissey	Accept in Part	7.1
2127.1	Pete Marshall	Reject	1.4
2127.2	Pete Marshall	Reject	1.4
2130.1	John Hogg	Reject	3.1 & 7.1
2130.2	John Hogg	Reject	1.4
2132.1	Barbara Dickie	Accept in Part	1.4
2133.5	Tonnie & Erna Spijkerbosch	Reject	1.4
2137.1	Lindsay and Di Williams	Reject	4
2137.2	Lindsay and Di Williams	Accept in Part	3.1 & 7.1
2137.3	Lindsay and Di Williams	Reject	4
2137.4	Lindsay and Di Williams	Accept in Part	1.4
2137.5	Lindsay and Di Williams	Reject	1.4
2137.6	Lindsay and Di Williams	Reject	1.4
2137.7	Lindsay and Di Williams	Reject	4
2138.1	Andre Simon	Reject	1.4
2138.2	Andre Simon	Accept in Part	1.4
2139.1	Anna Simmonds	Reject	1.4
2141.1	Jamie Roy	Reject	1.4
2141.2	Jamie Roy	Reject	1.4
2142.1	Linda Blake	Accept in Part	3.1 & 7.1
2142.2	Linda Blake	Reject	1.4
2143.1	Wanaka Bed And Breakfast Association	Accept in Part	1.4

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2143.2	Wanaka Bed And Breakfast Association	Accept in Part	1.4
2145.1	David Marsh	Accept in Part	7.1
2145.2	David Marsh	Reject	1.4
2146.1	Neil Martin	Reject	4
2146.2	Neil Martin	Accept in Part	3.1 & 7.1
2148.1	Steve Hamilton	Reject	4
2148.2	Steve Hamilton	Accept in part	3.1 & 7.1
2148.3	Steve Hamilton	Reject	1.4
2149.1	Lisa Schmidt	Reject	1.4
2152.1	Bridgit Parker	Accept in Part	3.1 & 7.1
2152.2	Bridgit Parker	Reject	7.1
2152.3	Bridgit Parker	Accept in Part	3.1 & 7.1 - 7.7
2152.4	Bridgit Parker	Reject	1.4
2152.5	Bridgit Parker	Accept in Part	7.1
2152.6	Bridgit Parker	Reject	1.4
2153.1	Ken Alexander	Accept in Part	1.4
2154.1	Alison Brownlie	Reject	1.4
2156.1	Shana Makuta	Reject	1.4
2157.1	John Steven Brownlie	Reject	1.4
2158.1	Gayle Brownlie	Reject	1.4
2159.1	Dianne Smith	Reject	1.4
2159.2	Dianne Smith	Accept in Part	7.1
2160.1	Pete Smith	Accept in Part	7.1
2161.1	Anthony Miller	Reject	4
2161.2	Anthony Miller	Accept in Part	3.1 & 7.1
2162.1	Noeline Almond	Reject	1.4
2162.2	Noeline Almond	Reject	1.4
2162.3	Noeline Almond	Reject	1.4

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2162.4	Noeline Almond	Reject	1.4
2162.5	Noeline Almond	Reject	1.4
2164.1	Sharon Carpenter	Accept in Part	3.1 & 7.1
2165.1	Joanna Taverner	Accept in Part	4
2165.2	Joanna Taverner	Accept in Part	7.7
2166.1	Kellie Francis	Reject	1.4
2168.1	Darryl Gunn	Reject	1.4
2170.1	Nick Winstone	Reject	1.4
2172.1	Mark Smith	Reject	12
2172.2	Mark Smith	Accept in Part	5
2172.3	Mark Smith	Reject	1.4
2172.4	Mark Smith	Reject	3.1 & 7.1
2172.5	Mark Smith	Accept in Part	3.1 & 7.1
2172.6	Mark Smith	Reject	7.1
2172.7	Mark Smith	Accept	3.1 & 7.1
2172.8	Mark Smith	Reject	1.4
2173.1	Ian Wilson	Reject	1.4
2173.2	Ian Wilson	Reject	1.4
2173.3	Ian Wilson	Reject	1.4
2174.1	Andi Delis	Accept in Part	3.1 & 7.1
2175.1	Dynamic Guest House Limited	Reject	1.4
2175.2	Dynamic Guest House Limited	Accept in Part	7.2
2176.1	Ellen Delis	Reject	1.4
2177.1	Carole and Richard Thompson	Reject	1.4
2178.1	Justin Murphy	Reject	1.4
2178.2	Justin Murphy	Accept	7.1
2178.3	Justin Murphy	Accept in Part	3.1 & 7.1
2179.1	Anne Percy	Reject	1.4

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2179.2	Anne Percy	Reject	4
2179.3	Anne Percy	Accept in Part	3.1 & 7.1
2179.4	Anne Percy	Accept in Part	3.1 & 7.1
2179.5	Anne Percy	Accept in Part	3.1 & 7.1 - 7.7
2179.6	Anne Percy	Accept in Part	7.4 - 7.5
2179.7	Anne Percy	Accept in Part	7.2 - 7.3
2179.8	Anne Percy	Reject	8
2180.1	Colleen Morton	Reject	1.4
2180.2	Colleen Morton	Reject	4
2180.3	Colleen Morton	Accept in Part	3.1 & 7.1
2180.4	Colleen Morton	Accept in Part	3.1 & 7.1
2180.5	Colleen Morton	Accept in Part	3.1 & 7.1 - 7.7
2180.6	Colleen Morton	Accept in Part	7.4 - 7.5
2180.7	Colleen Morton	Accept in Part	7.2 - 7.3
2180.8	Colleen Morton	Reject	8
2182.1	Gina Papai	Reject	1.4
2183.1	Heather Kahl	Reject	1.4
2185.1	Margot Hewitt	Reject	1.4
2185.2	Margot Hewitt	Reject	1.4
2186.1	Michelle Harrex	Reject	1.4
2187.1	Stanley Ruch	Reject	1.4
2187.2	Stanley Ruch	Accept in Part	3.1 & 7.1
2188.1	Carlyn McLintock	Accept in Part	1.4
2188.2	Carlyn McLintock	Accept in Part	7.1
2191.1	Bonnie Simon	Reject	1.4
2191.2	Bonnie Simon	Reject	1.4
2197.1	Jacqui Ennis	Reject	1.4
2198.1	John Ennis	Reject	1.4

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2198.2	John Ennis	Reject	1.4
2199.1	Kerry Harford	Accept in part	1.4
2199.2	Kerry Harford	Reject	1.4
2200.1	Liam Kalazich	Reject	1.4
2201.1	Lisa Kalazich	Reject	1.4
2202.1	Maggie Ennis	Reject	1.4
2202.2	Maggie Ennis	Reject	1.4
2203.1	Mark Thompson	Accept in Part	3.1 & 7.1
2203.2	Mark Thompson	Reject	1.4
2204.1	Michael McMillan	Accept in Part	1.4
2204.2	Michael McMillan	Accept in Part	7.1
2204.3	Michael McMillan	Reject	3.1 & 7.1
2205.1	Robert and Ann Mackie	Reject	1.4
2208.1	Wendy Parsons	Reject	4
2208.2	Wendy Parsons	Accept in Part	3.1 & 7.1
2210.1	Margaret and Bryn Melhop	Reject	1.4
2211.1	Duncan Good	Reject	1.4
2211.2	Duncan Good	Reject	1.4
2212.1	Sara Roy	Accept in Part	1.4
2213.1	Peter Preston	Reject	1.4
2215.1	Christopher Relling	Reject	1.4
2216.1	Wanaka Selection Limited	Accept in Part	5
2216.10	Wanaka Selection Limited	Reject	8
2216.2	Wanaka Selection Limited	Accept in Part	6.2
2216.3	Wanaka Selection Limited	Accept in Part	3.1 & 7.1
2216.4	Wanaka Selection Limited	Accept in Part	3.1 & 7.1
2216.5	Wanaka Selection Limited	Reject	8
2216.6	Wanaka Selection Limited	Accept in Part	5

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2216.7	Wanaka Selection Limited	Accept in Part	6.2
2216.8	Wanaka Selection Limited	Accept in Part	3.1 & 7.1
2216.9	Wanaka Selection Limited	Accept in Part	3.1 & 7.1
2217.1	Rachel Walker	Accept in Part	3.1 & 7.1
2219.1	Ben Acland	Accept in Part	20
2220.1	Ben Acland	Reject	7.1
2220.2	Ben Acland	Reject	20
2220.3	Ben Acland	Reject	7.1
2220.4	Ben Acland	Accept in Part	12 & 20
2220.5	Ben Acland	Accept in Part	3.1 & 7.1
2220.6	Ben Acland	Accept	3.1 & 7.1
2220.7	Ben Acland	Reject	20
2220.8	Ben Acland	Reject	1.4
2221.1	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	Accept in Part	5
2221.10	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	Reject	8
2221.11	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	Accept in Part	3.1 & 7.1
2221.12	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	Accept in Part	3.1 & 7.1
2221.2	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	Accept in Part	6.2
2221.3	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	Accept in Part	3.1 & 7.1
2221.4	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	Accept	3.1 & 7.1
2221.5	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	Reject	8
2221.6	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	Accept in Part	5



<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2221.7	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	Accept in Part	6.2
2221.8	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	Accept in Part	3.1 & 7.1
2221.9	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	Accept in Part	3.1 & 7.1
2222.1	Broadview Villas Limited	Accept	14.1
2222.2	Broadview Villas Limited	Accept	14.1
2222.3	Broadview Villas Limited	Reject	9.1
2223.2	MOUNT ROSA WINES LIMITED	Accept in Part	7.5
2223.3	MOUNT ROSA WINES LIMITED	Accept in Part	1.4
2223.4	MOUNT ROSA WINES LIMITED	Accept in Part	3.1 & 6.2
2223.5	MOUNT ROSA WINES LIMITED	Reject	7.5
2223.6	MOUNT ROSA WINES LIMITED	Reject	1.4
2223.7	MOUNT ROSA WINES LIMITED	Reject	4
2225.1	Jeremy Bell Investments Limited	Reject	7.4
2225.2	Jeremy Bell Investments Limited	Reject	7.4
2225.3	Jeremy Bell Investments Limited	Accept in Part	1.4
2226.1	RSJ Tahuna Trust	Accept in Part	5
2226.10	RSJ Tahuna Trust	Accept in Part	3.1 & 7.1
2226.11	RSJ Tahuna Trust	Accept in Part	3.1 & 7.1
2226.12	RSJ Tahuna Trust	Accept in Part	3.1 & 7.1
2226.2	RSJ Tahuna Trust	Accept in Part	6.2
2226.3	RSJ Tahuna Trust	Accept in Part	6.2
2226.4	RSJ Tahuna Trust	Accept in Part	6.2
2226.5	RSJ Tahuna Trust	Accept in Part	6.2
2226.6	RSJ Tahuna Trust	Reject	6.2
2226.7	RSJ Tahuna Trust	Accept in Part	3.1 & 7.1
2226.8	RSJ Tahuna Trust	Reject	7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2226.9	RSJ Tahuna Trust	Accept in Part	6.2
2227.2	GIBBSTON HIGHWAY LIMITED	Accept in Part	7.5
2227.3	GIBBSTON HIGHWAY LIMITED	Reject	4
2227.4	GIBBSTON HIGHWAY LIMITED	Accept in Part	1.4
2227.5	GIBBSTON HIGHWAY LIMITED	Accept in Part	3.1 & 6.2
2227.6	GIBBSTON HIGHWAY LIMITED	Reject	7.5
2227.7	GIBBSTON HIGHWAY LIMITED	Reject	1.4
2228.1	T. ROVIN	Accept	14.1
2228.2	T. ROVIN	Accept	14.1
2228.3	T. ROVIN	Reject	9.1
2229.12	R & M DONALDSON	Reject	7.6
2230.1	THE ESCARPMENT LIMITED	Accept	14.1
2230.2	THE ESCARPMENT LIMITED	Accept	14.1
2230.3	THE ESCARPMENT LIMITED	Reject	9.1
2233.1	Kaye Parker	Reject	1.4
2233.2	Kaye Parker	Accept in Part	3.1 & 7.1
2233.3	Kaye Parker	Reject	3.1 & 7.1
2233.4	Kaye Parker	Accept in Part	3.1 & 7.1
2233.5	Kaye Parker	Reject	12
2233.6	Kaye Parker	Reject	3.1 & 7.1
2236.1	Steven Hobson	Accept in Part	1.4
2237.1	Anne Gardiner	Accept in Part	3.1 & 7.1
2237.2	Anne Gardiner	Reject	1.4
2237.3	Anne Gardiner	Accept in Part	1.4
2237.4	Anne Gardiner	Reject	1.4
2238.12	Nona James	Reject	14.1
2238.13	Nona James	Accept in Part	9 & 12
2238.14	Nona James	Accept in Part	1.4

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2238.15	Nona James	Reject	16.1
2238.16	Nona James	Reject	15.1
2238.17	Nona James	Accept in Part	6.2
2238.18	Nona James	Accept in Part	3.1 & 7.1
2238.19	Nona James	Accept in Part	6.2
2238.2	Nona James	Reject	1.4
2238.20	Nona James	Reject	14.1
2238.21	Nona James	Reject	1.4
2238.22	Nona James	Accept in Part	1.4
2238.23	Nona James	Accept in Part	1.4
2238.24	Nona James	Reject	1.4
2238.25	Nona James	Reject	1.4
2238.26	Nona James	Reject	1.4
2238.27	Nona James	Accept in Part	1.4
2238.28	Nona James	Reject	1.4
2238.29	Nona James	Accept in Part	1.4
2238.30	Nona James	Reject	1.4
2238.31	Nona James	Accept	1.4
2238.33	Nona James	Reject	1.4
2239.9	QLDC Chief Executive - submitting on behalf of Queenstown Lakes District Council	Accept	12
2244.1	Anthony Ward	Accept in Part	1.4
2244.10	Anthony Ward	Reject	1.4
2244.11	Anthony Ward	Accept in Part	3.1 & 7.1
2245.1	Jonathan Sanders	Accept	3.1 & 7.1
2258.1	Tony and Shirley Clarry	Accept in Part	1.4
2259.1	Phoebe Crawford	Reject	1.4
2259.2	Phoebe Crawford	Reject	1.4

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2265.1	Jan Garvan	Accept in Part	3.1 & 7.1
2265.2	Jan Garvan	Accept in Part	3.1 & 7.1
2267.1	Jennifer Beale	Reject	1.4
2269.1	Rachel McGregor	Accept in Part	1.4
2269.2	Rachel McGregor	Reject	7.1
2274.1	Trevor Tovey	Reject	1.4
2278.1	Chris Worth	Accept in Part	6.2
2278.2	Chris Worth	Reject	3.1 & 7.1
2278.3	Chris Worth	Reject	3.1 & 7.1
2278.4	Chris Worth	Accept in Part	6.2
2278.5	Chris Worth	Reject	3.1 & 7.1
2278.6	Chris Worth	Reject	3.1 & 7.1
2278.7	Chris Worth	Accept in Part	6.3
2278.8	Chris Worth	Reject	7.2
2278.9	Chris Worth	Reject	7.2
2279.1	Margaret Lister	Accept in Part	3.1 & 7.1
2279.2	Margaret Lister	Reject	1.4
2280.1	Anna Bright	Accept in Part	3.1 & 7.1
2283.1	John Strachan	Reject	1.4
2283.2	John Strachan	Accept in Part	3.1 & 7.1
2283.3	John Strachan	Accept in Part	3.1 & 7.1
2283.4	John Strachan	Reject	1.4
2283.5	John Strachan	Reject	1.4
2283.6	John Strachan	Reject	1.4
2284.1	Rachel Allibone	Reject	1.4
2285.1	Trade Me	Accept in Part	3.1 & 7.1
2285.2	Trade Me	Accept in Part	3.1 & 7.1
2285.3	Trade Me	Accept in Part	3.1 & 7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2285.4	Trade Me	Accept in Part	7.1
2287.3	Ben Calvert	Reject	1.4
2288.1	Linda Simpson	Accept in Part	3.1 & 7.1
2289.1	Karen Polglaze	Reject	4
2289.2	Karen Polglaze	Accept in Part	3.1 & 7.1
2291.17	LAKE HAYES INVESTMENTS LIMITED	Reject	7.6
2292.5	M McGuinness	Reject	7.6
2294.1	Tourism Industry Aotearoa	Reject	1.4
2295.16	Millbrook Country Club	Reject	7.7
2295.17	Millbrook Country Club	Accept	7.7
2295.18	Millbrook Country Club	Accept in Part	7.7
2302.1	Bookabach Ltd	Reject	4
2302.10	Bookabach Ltd	Reject	3.1
2302.11	Bookabach Ltd	Reject	3.1
2302.12	Bookabach Ltd	Reject	3.1
2302.13	Bookabach Ltd	Reject	3.1
2302.14	Bookabach Ltd	Reject	3.1
2302.15	Bookabach Ltd	Reject	3.1
2302.16	Bookabach Ltd	Reject	3.1
2302.17	Bookabach Ltd	Reject	3.1
2302.18	Bookabach Ltd	Accept in Part	5
2302.19	Bookabach Ltd	Accept in Part	6.2
2302.2	Bookabach Ltd	Reject	4
2302.20	Bookabach Ltd	Accept in Part	6.2
2302.21	Bookabach Ltd	Accept in Part	6.2
2302.22	Bookabach Ltd	Accept in Part	6.2
2302.23	Bookabach Ltd	Accept in Part	3.1 & 7.1
2302.24	Bookabach Ltd	Accept in Part	3.1 & 7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2302.25	Bookabach Ltd	Accept in Part	3.1 & 7.1
2302.26	Bookabach Ltd	Reject	3.1 & 7.1
2302.27	Bookabach Ltd	Reject	3.1 & 7.1
2302.28	Bookabach Ltd	Reject	8
2302.29	Bookabach Ltd	Accept in Part	5
2302.3	Bookabach Ltd	Reject	4
2302.30	Bookabach Ltd	Accept in Part	6.2
2302.31	Bookabach Ltd	Accept in Part	3.1 & 7.1
2302.32	Bookabach Ltd	Accept in Part	3.1 & 7.1
2302.33	Bookabach Ltd	Accept in Part	3.1 & 7.1
2302.34	Bookabach Ltd	Reject	3.1 & 7.1
2302.35	Bookabach Ltd	Reject	3.1 & 7.1
2302.36	Bookabach Ltd	Reject	3.1 & 7.1
2302.37	Bookabach Ltd	Reject	8
2302.38	Bookabach Ltd	Accept in Part	5
2302.39	Bookabach Ltd	Accept in Part	6.3
2302.4	Bookabach Ltd	Reject	4
2302.40	Bookabach Ltd	Accept in Part	6.3
2302.41	Bookabach Ltd	Reject	7.2
2302.42	Bookabach Ltd	Accept in Part	7.2
2302.43	Bookabach Ltd	Reject	7.2
2302.44	Bookabach Ltd	Accept in Part	8
2302.45	Bookabach Ltd	Accept in Part	5
2302.46	Bookabach Ltd	Accept in Part	6.2
2302.47	Bookabach Ltd	Accept in Part	6.2
2302.48	Bookabach Ltd	Accept in Part	6.2
2302.49	Bookabach Ltd	Accept in Part	6.2
	Bookabach Ltd	Accept in Part	3.1 & 7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2302.5	Bookabach Ltd	Reject	3.1
2302.51	Bookabach Ltd	Accept in Part	3.1 & 7.1
2302.52	Bookabach Ltd	Accept in Part	3.1 & 7.1
2302.53	Bookabach Ltd	Accept in Part	3.1 & 7.1
2302.54	Bookabach Ltd	Reject	8
2302.55	Bookabach Ltd	Accept in Part	5
2302.56	Bookabach Ltd	Accept in Part	6.2
2302.57	Bookabach Ltd	Accept in Part	6.2
2302.58	Bookabach Ltd	Accept in Part	6.2
2302.59	Bookabach Ltd	Accept in Part	6.2
2302.60	Bookabach Ltd	Accept in Part	6.2
2302.6	Bookabach Ltd	Reject	3.1
2302.61	Bookabach Ltd	Accept in Part	6.2
2302.62	Bookabach Ltd	Accept in Part	3.1 & 7.1
2302.63	Bookabach Ltd	Accept in Part	3.1 & 7.1
2302.64	Bookabach Ltd	Accept in Part	3.1 & 7.1
2302.65	Bookabach Ltd	Accept in Part	3.1 & 7.1
2302.66	Bookabach Ltd	Reject	3.1 & 7.1
2302.67	Bookabach Ltd	Reject	8
2302.68	Bookabach Ltd	Accept	7.3
2302.69	Bookabach Ltd	Accept in Part	7.3
2302.70	Bookabach Ltd	Accept	7.4
2302.7	Bookabach Ltd	Reject	3.1
2302.71	Bookabach Ltd	Accept in Part	7.4
2302.72	Bookabach Ltd	Reject	7.4 & 8
2302.73	Bookabach Ltd	Accept	7.5
2302.74	Bookabach Ltd	Accept in Part	7.5
2302.75	Bookabach Ltd	Reject	7.5

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2302.76	Bookabach Ltd	Reject	8
2302.77	Bookabach Ltd	Accept	7.5
2302.78	Bookabach Ltd	Accept in Part	7.5
2302.79	Bookabach Ltd	Reject	8
2302.80	Bookabach Ltd	Accept in Part	7.7
2302.8	Bookabach Ltd	Reject	3.1
2302.81	Bookabach Ltd	Accept in Part	7.7
2302.82	Bookabach Ltd	Reject	8
2302.83	Bookabach Ltd	Accept	7.7
2302.84	Bookabach Ltd	Accept in Part	7.7
2302.85	Bookabach Ltd	Reject	8
2302.86	Bookabach Ltd	Accept	7.7
2302.87	Bookabach Ltd	Accept in Part	7.7
2302.88	Bookabach Ltd	Reject	8
2302.89	Bookabach Ltd	Accept	7.6
2302.90	Bookabach Ltd	Accept in Part	7.6
2302.9	Bookabach Ltd	Reject	3.1
2304.1	Lynette Therese Erceg & Darryl Edward Gregory	Reject	3.1 & 7.1
2304.2	Lynette Therese Erceg & Darryl Edward Gregory	Reject	3.1 & 7.1
2304.3	Lynette Therese Erceg & Darryl Edward Gregory	Reject	3.1 & 7.1
2304.4	Lynette Therese Erceg & Darryl Edward Gregory	Reject	3.1 & 7.1
2306.1	Millbrook	Accept	7.7
2306.2	Millbrook	Accept in Part	7.7
2306.3	Millbrook	Accept in Part	7.7
2307.27	Crown Investment Trust	Reject	7.5
2307.28	Crown Investment Trust	Reject	7.5



<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2307.29	Crown Investment Trust	Reject	7.5
2308.22	Jon Waterston	Reject	7.6
2310.1	Gibbston Vines Ltd	Accept in Part	N/A
2311.1	Streat Developments Limited	Accept in Part	1.4
2311.10	Streat Developments Limited	Accept	7.5
2311.1	Streat Developments Limited	Reject	12
2311.11	Streat Developments Limited	Reject	7.5
2311.2	Streat Developments Limited	Reject	4
2311.3	Streat Developments Limited	Accept in Part	4
2311.4	Streat Developments Limited	Reject	4
2311.5	Streat Developments Limited	Reject	4
2311.6	Streat Developments Limited	Reject	6.4
2311.7	Streat Developments Limited	Reject	6.4
2311.8	Streat Developments Limited	Reject	6.4
2311.9	Streat Developments Limited	Reject	6.4
2313.21	HOGANS GULLY FARM LIMITED	Reject	7.6
2314.24	STONERIDGE ESTATE LIMITED	Reject	7.6
2315.24	R G DAYMAN	Reject	7.6
2316.24	TUI TRUSTEES (2015) LIMITED	Reject	7.6
2317.24	MANDEVILLE TRUST / S LECK	Reject	7.6
2318.24	C BATCHELOR	Reject	7.6
2319.24	D D & J C DUNCAN	Reject	7.6
2320.24	G WILLS & T BURDON	Reject	7.6
2321.12	D J ROBERTSON	Reject	7.6
2322.1	Marc Scaife	Reject	12
2322.2	Marc Scaife	Accept	12
2323.1	Anna and Peter Elms and Smith	Accept in Part	4
2323.2	Anna and Peter Elms and Smith	Accept in Part	3.1 & 7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2323.3	Anna and Peter Elms and Smith	Accept	7.6
2323.4	Anna and Peter Elms and Smith	Accept	7.4
2323.5	Anna and Peter Elms and Smith	Accept	7.4
2324.1	Chris and Sarah Wakeman	Reject	1.4
2325.1	David Crawford	Reject	1.4
2326.2	Gerry Oudhoff and James Hennessy	Accept in Part	1.4
2326.3	Gerry Oudhoff and James Hennessy	Accept in Part	1.4
2328.1	John and Nicole Huddleston	Reject	1.4
2328.2	John and Nicole Huddleston	Accept	7.1
2328.3	John and Nicole Huddleston	Reject	1.4
2328.4	John and Nicole Huddleston	Accept in Part	7.1
2328.5	John and Nicole Huddleston	Reject	3.1 & 7.1
2330.1	Karen Alliott	Reject	4
2330.2	Karen Alliott	Accept in Part	3.1 & 7.1
2331.1	Martin Morris	Reject	1.4
2333.1	Michael and Susan Baker and Speight	Accept in Part	3.1 & 7.1
2333.2	Michael and Susan Baker and Speight	Accept in Part	3.1 & 7.1
2333.3	Michael and Susan Baker and Speight	Accept in Part	3.1 & 7.1
2333.4	Michael and Susan Baker and Speight	Reject	8
2333.5	Michael and Susan Baker and Speight	Reject	1.4
2336.34	Ngai Tahu Property Limited	Accept in Part	1.4
2336.35	Ngai Tahu Property Limited	Accept in Part	4
2336.36	Ngai Tahu Property Limited	Accept	7.3
2336.37	Ngai Tahu Property Limited	Accept in Part	7.3
2337.1	QRC Lodge Ltd	Accept in Part	6.3
2337.2	QRC Lodge Ltd	Accept in Part	9.1
2337.3	QRC Lodge Ltd	Accept in Part	8
2339.1	Safari Group of Companies Limited	Reject	9.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2339.2	Safari Group of Companies Limited	Reject	9.1
2339.3	Safari Group of Companies Limited	Reject	9.1
2340.1	Scott Gralow	Reject	1.4
2342.1	Te Wanaka Lodge Limited	Reject	1.4
2342.2	Te Wanaka Lodge Limited	Accept in Part	3.1 & 7.1
2342.3	Te Wanaka Lodge Limited	Reject	1.4
2342.4	Te Wanaka Lodge Limited	Reject	4
2342.5	Te Wanaka Lodge Limited	Accept in Part	3.1 & 7.1
2342.6	Te Wanaka Lodge Limited	Accept in Part	7.1
2344.1	Bobs Cove Developments Limited	Reject	12
2345.1	Amanda Murray	Reject	1.4
2348.1	Suzanne Moseby	Reject	1.4
2349.11	Sean McLeod	Reject	1.4
2349.12	Sean McLeod	Reject	12
2349.14	Sean McLeod	Reject	4
2349.15	Sean McLeod	Accept in Part	6.2
2349.16	Sean McLeod	Accept in Part	1.4
2349.17	Sean McLeod	Reject	3.1 & 7.1
2349.18	Sean McLeod	Reject	8
2349.22	Sean McLeod	Reject	3.1 & 7.1
2351.1	Linda Worth	Accept in Part	7.1
2351.2	Linda Worth	Reject	3.1 & 7.1
2351.3	Linda Worth	Accept in Part	3.1 & 7.1
2351.4	Linda Worth	Reject	3.1 & 7.1
2351.5	Linda Worth	Accept in Part	7.2
2352.1	Tim Baty	Reject	7.7
2352.2	Tim Baty	Reject	1.4
2353.2	Sean Brennan	Reject	1.4

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2353.3	Sean Brennan	Reject	1.4
2354.1	Bruce Brogden	Reject	1.4
2357.2	Christine Byrch	Accept	7.1
2357.3	Christine Byrch	Accept in Part	4
2357.4	Christine Byrch	Accept	12
2357.5	Christine Byrch	Accept	12
2357.6	Christine Byrch	Accept	12
2359.1	J & M Dugdale	Accept in Part	3.1 & 7.1
2359.2	J & M Dugdale	Reject	4
2359.3	J & M Dugdale	Accept	3.1 & 7.1
2359.4	J & M Dugdale	Reject	1.4
2361.1	Inga Smith	Accept in Part	16.1
2362.1	Annette Richards	Reject	1.4
2362.2	Annette Richards	Reject	1.4
2362.3	Annette Richards	Accept in Part	3.1 & 7.1
2364.1	Will Oswald	Accept in Part	3.1 & 7.1
2365.1	Eddie Schurmann	Reject	1.4
2366.1	Tam Schurmann	Reject	1.4
2368.2	Karen Page	Accept in Part	3.1 & 7.1
2368.3	Karen Page	Accept in Part	7.7
2368.4	Karen Page	Accept in Part	7.5
2370.1	Angela O''Toole	Reject	1.4
2371.1	Heidi Ross	Accept in Part	1.4
2372.1	Fisken & Associates	Accept in Part	1.4
2372.10	Fisken & Associates	Accept in Part	6.2
2372.11	Fisken & Associates	Accept in Part	6.2
2372.12	Fisken & Associates	Reject	3.1 & 7.1
2372.13	Fisken & Associates	Reject	9.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2372.14	Fisken & Associates	Reject	9.1
2372.15	Fisken & Associates	Reject	3.1 & 7.1
2372.16	Fisken & Associates	Reject	3.1 & 7.1
2372.17	Fisken & Associates	Accept	8
2372.18	Fisken & Associates	Accept in Part	5
2372.19	Fisken & Associates	Accept in Part	6.2
2372.2	Fisken & Associates	Reject	4
2372.20	Fisken & Associates	Accept in Part	6.2
2372.21	Fisken & Associates	Reject	6.2
2372.22	Fisken & Associates	Accept in Part	6.2
2372.23	Fisken & Associates	Accept in Part	6.2
2372.24	Fisken & Associates	Reject	3.1 & 7.1
2372.25	Fisken & Associates	Reject	3.1 & 7.1
2372.26	Fisken & Associates	Accept	8
2372.27	Fisken & Associates	Reject	5
2372.28	Fisken & Associates	Reject	6.3
2372.29	Fisken & Associates	Reject	6.3
2372.3	Fisken & Associates	Reject	4
2372.30	Fisken & Associates	Reject	6.3
2372.31	Fisken & Associates	Reject	6.3
2372.32	Fisken & Associates	Accept in Part	6.2
2372.33	Fisken & Associates	Reject	7.2
2372.34	Fisken & Associates	Reject	9.1
2372.35	Fisken & Associates	Reject	7.2
2372.36	Fisken & Associates	Accept in Part	8
2372.37	Fisken & Associates	Accept in Part	5
2372.38	Fisken & Associates	Reject	N/A
2372.39	Fisken & Associates	Reject	N/A

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2372.4	Fisken & Associates	Reject	4
2372.40	Fisken & Associates	Reject	6.2
2372.41	Fisken & Associates	Reject	N/A
2372.42	Fisken & Associates	Reject	6.2
2372.43	Fisken & Associates	Reject	6.2
2372.44	Fisken & Associates	Reject	3.1 & 7.1
2372.45	Fisken & Associates	Reject	9.1
2372.46	Fisken & Associates	Reject	3.1 & 7.1
2372.47	Fisken & Associates	Accept	8
2372.48	Fisken & Associates	Reject	6.4
2372.49	Fisken & Associates	Reject	6.4
2372.5	Fisken & Associates	Reject	4
2372.50	Fisken & Associates	Reject	6.4
2372.51	Fisken & Associates	Reject	6.4
2372.52	Fisken & Associates	Reject	6.4
2372.53	Fisken & Associates	Reject	6.4
2372.54	Fisken & Associates	Reject	7.5
2372.55	Fisken & Associates	Reject	7.5
2372.56	Fisken & Associates	Reject	7.5
2372.57	Fisken & Associates	Reject	7.5
2372.58	Fisken & Associates	Reject	8
2372.59	Fisken & Associates	Reject	12
2372.6	Fisken & Associates	Accept in Part	5
2372.60	Fisken & Associates	Reject	12
2372.61	Fisken & Associates	Reject	12
2372.62	Fisken & Associates	Reject	12
2372.63	Fisken & Associates	Reject	12
2372.64	Fisken & Associates	Reject	12

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2372.7	Fisken & Associates	Accept in Part	6.2
2372.8	Fisken & Associates	Accept in Part	6.2
2372.9	Fisken & Associates	Accept in Part	6.2
2375.1	Church Street Trustee Limited	Accept in Part	1.4
2375.10	Church Street Trustee Limited	Reject	6.2
2375.11	Church Street Trustee Limited	Reject	3.1 & 7.1
2375.12	Church Street Trustee Limited	Reject	9.1
2375.13	Church Street Trustee Limited	Reject	3.1 & 7.1
2375.14	Church Street Trustee Limited	Reject	3.1 & 7.1
2375.15	Church Street Trustee Limited	Reject	3.1 & 7.1
2375.16	Church Street Trustee Limited	Accept	8
2375.2	Church Street Trustee Limited	Reject	12
2375.5	Church Street Trustee Limited	Reject	4
2375.6	Church Street Trustee Limited	Reject	4
2375.7	Church Street Trustee Limited	Reject	4
2375.8	Church Street Trustee Limited	Reject	4
2375.9	Church Street Trustee Limited	Accept in Part	5
2376.55	Darby Planning LP	Reject	4
2376.56	Darby Planning LP	Accept in Part	7.7
2376.57	Darby Planning LP	Reject	7.4
2376.58	Darby Planning LP	Reject	7.5
2376.59	Darby Planning LP	Reject	7.6
2376.60	Darby Planning LP	Reject	7.7
2376.61	Darby Planning LP	Reject	7.4
2376.62	Darby Planning LP	Reject	7.5
2376.63	Darby Planning LP	Reject	7.6
2376.64	Darby Planning LP	Reject	7.7
2376.65	Darby Planning LP	Reject	7.4

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2376.66	Darby Planning LP	Reject	7.5
2376.67	Darby Planning LP	Reject	7.6
2376.68	Darby Planning LP	Reject	7.7
2379.1	Glencoe Station Ltd	Reject	4
2379.2	Glencoe Station Ltd	Reject	7.4
2379.3	Glencoe Station Ltd	Reject	7.4
2379.4	Glencoe Station Ltd	Reject	7.4
2381.31	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Reject	4
2381.32	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept in Part	7.7
2381.33	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept	7.7
2381.34	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept	7.7
2382.24	Glendhu Bay Trustees Ltd	Reject	4
2382.25	Glendhu Bay Trustees Ltd	Reject	7.4
2382.26	Glendhu Bay Trustees Ltd	Reject	7.4
2382.27	Glendhu Bay Trustees Ltd	Reject	7.4
2383.4	Mt Christina Ltd	Reject	7.5
2383.5	Mt Christina Ltd	Reject	7.5
2383.6	Mt Christina Ltd	Reject	7.5
2385.10	BOXER HILLS TRUST	Reject	7.6
2386.12	BOXER HILL TRUST	Reject	7.6
2386.13	BOXER HILL TRUST	Reject	7.6
2387.11	TROJAN HELMET LIMITED	Reject	7.6
2387.12	TROJAN HELMET LIMITED	Reject	7.6
2388.15	WATERFALL PARK DEVELOPMENTS LIMITED	Reject	7.6
2390.1	Airbnb	Reject	1.4



<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2390.2	Airbnb	Reject	3.1 & 7.1
2390.3	Airbnb	Reject	4
2390.4	Airbnb	Accept in Part	1.4 & 3.1
2390.5	Airbnb	Accept in Part	4
2390.6	Airbnb	Reject	3.1 & 7.1
2390.7	Airbnb	Reject	3.1 & 7.1
2390.8	Airbnb	Reject	8
2393.1	Stuart Rogers	Reject	1.4
2394.1	Alex Wilson	Reject	1.4
2395.1	Richard Howarth	Accept in Part	3.1 & 7.1
2396.1	Adrienne Kendall	Reject	3.1 & 7.1
2396.2	Adrienne Kendall	Reject	4
2396.3	Adrienne Kendall	Accept in Part	3.1 & 7.1
2396.4	Adrienne Kendall	Reject	9.1
2396.5	Adrienne Kendall	Accept in Part	7.4
2396.6	Adrienne Kendall	Reject	7.2
2396.7	Adrienne Kendall	Reject	8
2396.8	Adrienne Kendall	Reject	1.4
2399.1	Aim Luangcharoen	Reject	1.4
2399.10	Aim Luangcharoen	Reject	8
2399.11	Aim Luangcharoen	Reject	7.2
2399.12	Aim Luangcharoen	Accept	7.1
2399.13	Aim Luangcharoen	Reject	7.5
2399.2	Aim Luangcharoen	Reject	4
2399.3	Aim Luangcharoen	Reject	1.4
2399.4	Aim Luangcharoen	Accept in Part	3.1 & 7.1
2399.5	Aim Luangcharoen	Accept in Part	3.1 & 7.1
2399.6	Aim Luangcharoen	Accept	7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2399.7	Aim Luangcharoen	Accept in Part	3.1 & 7.1 - 7.7
2399.8	Aim Luangcharoen	Accept in Part	7.4
2399.9	Aim Luangcharoen	Reject	7.5
2402.1	Larry Hill	Reject	1.4
2404.1	Matagouri Spirit Limited	Accept in Part	12
2406.1	Jill Gardiner	Reject	1.4
2407	Glen Dene Limited and Sarah Burdon	Reject	18.1
2409.1	Trilane Industries Limited	Accept in Part	4
2409.2	Trilane Industries Limited	Accept in Part	1.4
2411.1	Niki Gladding	Reject	4
2415.1	Justin Worth	Reject	1.4
2416.1	Julian Lynn	Reject	1.4
2420.1	Rosalyn Denton	Reject	1.4
2421.1	Paul Parker	Accept in Part	1.4 & 3.1 & 7.1
2421.2	Paul Parker	Accept in Part	1.4
2421.3	Paul Parker	Accept in Part	3.1 & 7.1 - 7.7
2427.1	Mirian Acunha	Reject	1.4
2427.10	Mirian Acunha	Reject	7.2
2427.11	Mirian Acunha	Reject	7.3
2427.12	Mirian Acunha	Reject	8
2427.2	Mirian Acunha	Reject	4
2427.3	Mirian Acunha	Reject	4
2427.4	Mirian Acunha	Reject	4
2427.5	Mirian Acunha	Accept in Part	3.1 & 7.1
2427.6	Mirian Acunha	Accept in Part	3.1 & 7.1
2427.7	Mirian Acunha	Accept in Part	3.1 & 7.1 - 7.7
2427.8	Mirian Acunha	Accept in Part	7.4
2427.9	Mirian Acunha	Reject	7.5

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2428.1	Nick Cameron	Reject	1.4
2428.10	Nick Cameron	Reject	7.5
2428.11	Nick Cameron	Reject	7.2
2428.12	Nick Cameron	Reject	7.3
2428.13	Nick Cameron	Reject	8
2428.2	Nick Cameron	Accept	1.4
2428.3	Nick Cameron	Reject	4
2428.4	Nick Cameron	Reject	4
2428.5	Nick Cameron	Reject	4
2428.6	Nick Cameron	Accept in Part	3.1 & 7.1 - 7.7
2428.7	Nick Cameron	Accept in Part	3.1 & 7.1 - 7.7
2428.8	Nick Cameron	Accept in Part	3.1 & 7.1 - 7.7
2428.9	Nick Cameron	Accept in Part	7.4
2429.1	Peter Howe	Accept in Part	3.1 & 7.1
2429.2	Peter Howe	Reject	4
2431.1	Peter Stanton	Reject	1.4
2431.10	Peter Stanton	Reject	7.5
2431.11	Peter Stanton	Reject	7.5
2431.12	Peter Stanton	Reject	7.2
2431.13	Peter Stanton	Reject	7.3
2431.14	Peter Stanton	Reject	8
2431.2	Peter Stanton	Reject	4
2431.3	Peter Stanton	Reject	4
2431.4	Peter Stanton	Reject	4
2431.5	Peter Stanton	Accept in Part	3.1 & 7.1
2431.6	Peter Stanton	Accept in Part	3.1 & 7.1
2431.7	Peter Stanton	Accept in Part	3.1 & 7.1 - 7.7
2431.8	Peter Stanton	Accept in Part	7.4

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2431.9	Peter Stanton	Accept in Part	7.4
2432.1	Philip David Marsden	Reject	1.4
2432.2	Philip David Marsden	Reject	4
2432.3	Philip David Marsden	Reject	4
2432.4	Philip David Marsden	Reject	4
2434.1	Robert Heward and Karen Suh	Accept in Part	3.1 & 7.1
2434.2	Robert Heward and Karen Suh	Accept in Part	6.2
2435.1	S Kirby	Reject	4
2435.2	S Kirby	Accept in Part	3.1 & 7.1
2436.1	Sandra Bender	Reject	1.4
2438.1	Stuart Clark	Reject	4
2438.10	Stuart Clark	Accept in Part	7.4
2438.11	Stuart Clark	Reject	7.2
2438.12	Stuart Clark	Reject	7.3
2438.13	Stuart Clark	Reject	8
2438.14	Stuart Clark	Reject	1.4
2438.2	Stuart Clark	Reject	4
2438.3	Stuart Clark	Reject	4
2438.4	Stuart Clark	Accept in Part	3.1 & 7.1
2438.5	Stuart Clark	Accept in Part	3.1 & 7.1
2438.6	Stuart Clark	Accept in Part	3.1 & 7.1 - 7.7
2438.7	Stuart Clark	Reject	7.5
2438.8	Stuart Clark	Reject	7.5
2438.9	Stuart Clark	Accept in Part	7.4
2441.1	Toby Crawford	Reject	1.4
2443.1	Brian Reeve	Reject	1.4
2448.1	Millennium & Copthorne Hotels NZ Ltd	Accept in Part	13.1
2450.1	Mount Crystal Limited	Accept	12.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
	Mount Crystal Limited	Accept in Part	9.1
2450.3	Mount Crystal Limited	Accept	8
2450.4	Mount Crystal Limited	Accept in Part	9.1
2450.5	Mount Crystal Limited	Accept	8
2450.6	Mount Crystal Limited	Accept in Part	7.2
2450.7	Mount Crystal Limited	Accept in Part	4
2450.8	Mount Crystal Limited	Accept	8
2451.1	Nicole and Harald Schwefel	Reject	1.4
2452.1	Nirvana Trust	N/A	N/A
2453.1	N W Cashmore	Accept	14.1
2453.36	N W Cashmore	Accept	14.1
2455.30	Otago Fish and Game Council	Accept in Part	4
2455.31	Otago Fish and Game Council	Accept in Part	7.4
2455.32	Otago Fish and Game Council	Accept in Part	7.5
2455.33	Otago Fish and Game Council	Accept in Part	7.5
2455.34	Otago Fish and Game Council	Accept in Part	7.7
2455.9	Otago Fish and Game Council	Accept in Part	7.6
2456.1	Passion Cove Limited	Reject	7.2
2456.2	Passion Cove Limited	Reject	12
2463.1	Rachel Mahon	Reject	4
2463.2	Rachel Mahon	Accept in Part	3.1 & 7.1
2466.101	Real Journeys Ltd	Reject	3.1 & 7.1
2466.102	Real Journeys Ltd	Reject	3.1 & 7.1
2466.103	Real Journeys Ltd	Reject	3.1 & 7.1
2466.104	Real Journeys Ltd	Reject	3.1 & 7.1
2466.105	Real Journeys Ltd	Reject	7.2
2466.106	Real Journeys Ltd	Reject	7.2
2466.107	Real Journeys Ltd	Reject	3.1 & 7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2466.108	Real Journeys Ltd	Reject	3.1 & 7.1
2466.109	Real Journeys Ltd	Reject	3.1 & 7.1
2466.110	Real Journeys Ltd	Reject	3.1 & 7.1
2466.111	Real Journeys Ltd	Reject	7.3
2466.112	Real Journeys Ltd	Reject	7.3
2466.113	Real Journeys Ltd	Reject	7.7
2466.114	Real Journeys Ltd	Reject	7.7
2466.115	Real Journeys Ltd	Reject	7.7
2466.116	Real Journeys Ltd	Reject	7.7
2466.117	Real Journeys Ltd	Reject	7.7
2466.118	Real Journeys Ltd	Reject	7.7
2466.13	Real Journeys Ltd	Reject	1.4
2466.14	Real Journeys Ltd	Reject	7.1
2469.1	Richard and Nicky Wells	Reject	4
2469.2	Richard and Nicky Wells	Accept in Part	3.1 & 7.1
2473.1	Sarah Gibson	Reject	4
2473.2	Sarah Gibson	Accept in Part	3.1 & 7.1
2474.1	Shundi Customs Limited	Accept in Part	13.1
2476.1	Speargrass Commercial Limited	Reject	12
2476.2	Speargrass Commercial Limited	Reject	12
2476.3	Speargrass Commercial Limited	Reject	7.2
2480.6	Walrus Jack Trustee Limited	Reject	N/A
2481.1	William Jin	Reject	1.4
2481.10	William Jin	Reject	7.2
2481.11	William Jin	Reject	7.3
2481.12	William Jin	Reject	8
2481.13	William Jin	Reject	1.4
2481.2	William Jin	Accept	3.1 & 7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2481.3	William Jin	Reject	4
2481.4	William Jin	Reject	1.4
2481.5	William Jin	Accept in Part	3.1 & 7.1
2481.6	William Jin	Accept in Part	3.1 & 7.1 - 7.7
2481.7	William Jin	Reject	9.1
2481.8	William Jin	Accept in Part	7.4
2481.9	William Jin	Reject	7.5
2486.1	Debra Murray	Reject	1.4
2487.15	BSTGT Limited	Reject	7.6
2487.16	BSTGT Limited	Reject	7.6
2487.17	BSTGT Limited	Reject	1.4
2491.1	Phillipa Crawford	Reject	1.4
2492.100	Cardrona Alpine Resort Limited	Reject	7.2
2492.101	Cardrona Alpine Resort Limited	Reject	3.1 & 7.1
2492.102	Cardrona Alpine Resort Limited	Reject	3.1 & 7.1
2492.103	Cardrona Alpine Resort Limited	Reject	3.1 & 7.1
2492.104	Cardrona Alpine Resort Limited	Reject	3.1 & 7.1
2492.105	Cardrona Alpine Resort Limited	Reject	7.3
2492.106	Cardrona Alpine Resort Limited	Reject	7.3
2492.107	Cardrona Alpine Resort Limited	Reject	7.7
2492.108	Cardrona Alpine Resort Limited	Reject	7.7
2492.109	Cardrona Alpine Resort Limited	Reject	7.7
2492.110	Cardrona Alpine Resort Limited	Reject	7.7
2492.111	Cardrona Alpine Resort Limited	Reject	7.7
2492.112	Cardrona Alpine Resort Limited	Reject	7.7
2492.8	Cardrona Alpine Resort Limited	Reject	N/A
2492.95	Cardrona Alpine Resort Limited	Reject	3.1 & 7.1
2492.96	Cardrona Alpine Resort Limited	Reject	3.1 & 7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2492.97	Cardrona Alpine Resort Limited	Reject	3.1 & 7.1
2492.98	Cardrona Alpine Resort Limited	Reject	3.1 & 7.1
2492.99	Cardrona Alpine Resort Limited	Reject	7.2
2493.14	Skyline Enterprises Limited	Accept	7.2
2493.15	Skyline Enterprises Limited	Accept in Part	6.3
2493.16	Skyline Enterprises Limited	Accept in Part	6.3
2493.17	Skyline Enterprises Limited	Accept in Part	6.3
2493.18	Skyline Enterprises Limited	Accept in Part	6.3
2493.19	Skyline Enterprises Limited	Accept in Part	6.3
2493.20	Skyline Enterprises Limited	Accept in Part	9.1
2493.21	Skyline Enterprises Limited	Accept in Part	8
2494.100	Te Anau Developments Limited	Reject	3.1 & 7.1
2494.101	Te Anau Developments Limited	Reject	3.1 & 7.1
2494.102	Te Anau Developments Limited	Reject	3.1 & 7.1
2494.103	Te Anau Developments Limited	Reject	7.2
2494.104	Te Anau Developments Limited	Reject	7.2
2494.105	Te Anau Developments Limited	Reject	3.1 & 7.1
2494.106	Te Anau Developments Limited	Reject	3.1 & 7.1
2494.107	Te Anau Developments Limited	Reject	3.1 & 7.1
2494.108	Te Anau Developments Limited	Reject	3.1 & 7.1
2494.109	Te Anau Developments Limited	Reject	7.3
2494.11	Te Anau Developments Limited	Reject	1.4
2494.110	Te Anau Developments Limited	Reject	7.3
2494.111	Te Anau Developments Limited	Reject	7.7
2494.112	Te Anau Developments Limited	Reject	7.7
2494.113	Te Anau Developments Limited	Reject	7.7
2494.114	Te Anau Developments Limited	Reject	7.7
2494.115	Te Anau Developments Limited	Reject	7.7



<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2494.116	Te Anau Developments Limited	Reject	7.7
2494.12	Te Anau Developments Limited	Reject	7.1
2494.99	Te Anau Developments Limited	Reject	3.1 & 7.1
2495.12	Young Changemakers - Wakatipu Youth Trust Advisory Group	Accept in Part	1.4
2495.5	Young Changemakers - Wakatipu Youth Trust Advisory Group	Accept in Part	1.4
2503.1	Andrea Edghill	Reject	1.4
2506.1	Arthurs Point Partnership	N/A	N/A
2507.1	Astride Morozovs	Reject	4
2507.2	Astride Morozovs	Accept in Part	3.1 & 7.1
2507.3	Astride Morozovs	Accept in Part	3.1 & 7.1
2507.4	Astride Morozovs	Accept in Part	3.1 & 7.1 - 7.7
2507.5	Astride Morozovs	Reject	1.4
2514.1	Steven Worley	Reject	1.4
2521.1	Campbell Bevan	Accept in Part	3.1 & 7.1
2521.2	Campbell Bevan	Accept in Part	3.1 & 7.1
2522.1	Catherine Stewart	Reject	1.4
2524.10	Coherent Hotel Limited	Accept in Part	6.2
2524.1	Coherent Hotel Limited	Accept	16.1
2524.11	Coherent Hotel Limited	Accept in Part	6.2
2524.12	Coherent Hotel Limited	Accept in Part	6.2
2524.13	Coherent Hotel Limited	Accept in Part	6.2
2524.14	Coherent Hotel Limited	Accept in Part	6.2
2524.15	Coherent Hotel Limited	Accept	9.1
2524.16	Coherent Hotel Limited	Accept in Part	9.1
2524.17	Coherent Hotel Limited	Reject	9.1
2524.18	Coherent Hotel Limited	Accept	8
2524.19	Coherent Hotel Limited	Accept in Part	5

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2524.20	Coherent Hotel Limited	Accept in Part	6.2
2524.2	Coherent Hotel Limited	Accept	16.1
2524.21	Coherent Hotel Limited	Accept in Part	6.2
2524.22	Coherent Hotel Limited	Reject	6.2
2524.23	Coherent Hotel Limited	Accept in Part	6.2
2524.24	Coherent Hotel Limited	Accept in Part	6.2
2524.25	Coherent Hotel Limited	Accept in Part	6.2
2524.26	Coherent Hotel Limited	Accept in Part	6.2
2524.27	Coherent Hotel Limited	Accept in Part	6.2
2524.28	Coherent Hotel Limited	Accept in Part	9.1
2524.29	Coherent Hotel Limited	Accept in Part	9.1
2524.3	Coherent Hotel Limited	Accept in Part	4
2524.30	Coherent Hotel Limited	Reject	9.1
2524.31	Coherent Hotel Limited	Accept	8
2524.4	Coherent Hotel Limited	Accept	4
2524.5	Coherent Hotel Limited	Accept in Part	4
2524.6	Coherent Hotel Limited	Accept in Part	5
2524.7	Coherent Hotel Limited	Accept in Part	6.2
2524.8	Coherent Hotel Limited	Accept in Part	6.2
2524.9	Coherent Hotel Limited	Accept in Part	6.2
2528.1	Lake Wanaka Managed Accommodation	Reject	1.4
2531.1	Liz La Roche	Reject	1.4
2533.1	Louise Gooding	Reject	1.4
2536.1	Mark Hillary	Reject	1.4
2537.1	Norman Castles	Reject	4
2537.2	Norman Castles	Accept in Part	3.1 & 7.1
2538.107	NZ Transport Agency	Accept in Part	5
2538.108	NZ Transport Agency	Accept in Part	6.2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2538.109	NZ Transport Agency	Accept in Part	6.2
2538.110	NZ Transport Agency	Accept in Part	6.2
2538.111	NZ Transport Agency	Accept in Part	3.1 & 7.1
2538.112	NZ Transport Agency	Accept in Part	5
2538.113	NZ Transport Agency	Accept in Part	6.2
2538.114	NZ Transport Agency	Accept in Part	6.2
2538.115	NZ Transport Agency	Accept in Part	6.2
2538.116	NZ Transport Agency	Accept in Part	3.1 & 7.1
2538.117	NZ Transport Agency	Accept in Part	5
2538.118	NZ Transport Agency	Accept in Part	6.3
2538.119	NZ Transport Agency	Accept in Part	6.3
2538.120	NZ Transport Agency	Accept in Part	6.3
2538.121	NZ Transport Agency	Accept in Part	5
2538.122	NZ Transport Agency	Accept in Part	6.2
2538.123	NZ Transport Agency	Accept in Part	6.2
2538.124	NZ Transport Agency	Accept in Part	6.2
2538.125	NZ Transport Agency	Accept in Part	3.1 & 7.1
2538.126	NZ Transport Agency	Accept in Part	7.5
2538.127	NZ Transport Agency	Accept in Part	7.7
2538.8	NZ Transport Agency	Accept in Part	7.6
2540.28	Federated Farmers of New Zealand	Accept	7.6
2540.60	Federated Farmers of New Zealand	Accept in Part	4
2540.61	Federated Farmers of New Zealand	Accept	7.4
2540.62	Federated Farmers of New Zealand	Accept in Part	7.4
2540.63	Federated Farmers of New Zealand	Accept	7.4
2540.64	Federated Farmers of New Zealand	Reject	7.4
2545.1	Garth Makowski	Reject	1.4
2547.2	Gibbston Valley Station	Reject	4

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2552.1	Greenwood Group Ltd	Accept in Part	13.1
2556.1	Hospitality New Zealand	Accept in Part	1.4
2556.2	Hospitality New Zealand	Accept in Part	4
2556.3	Hospitality New Zealand	Accept in Part	1.4
2556.4	Hospitality New Zealand	Reject	4
2556.5	Hospitality New Zealand	Reject	1.4
2560.1	Jade Lake Queenstown Ltd	Reject	12
2560.2	Jade Lake Queenstown Ltd	Reject	9.1
2561.1	Sandra & Jason Walker	Reject	4
2561.2	Sandra & Jason Walker	Accept	3.1 & 7.1
2561.3	Sandra & Jason Walker	Reject	1.4
2565.1	Judy Murphy	Reject	1.4
2565.10	Judy Murphy	Reject	7.3
2565.11	Judy Murphy	Reject	8
2565.2	Judy Murphy	Reject	4
2565.3	Judy Murphy	Reject	4
2565.4	Judy Murphy	Reject	4
2565.5	Judy Murphy	Accept in Part	3.1 & 7.1
2565.6	Judy Murphy	Accept in Part	3.1 & 7.1
2565.7	Judy Murphy	Accept in Part	3.1 & 7.1 - 7.7
2565.8	Judy Murphy	Accept in Part	7.4 - 7.5
2565.9	Judy Murphy	Reject	7.2
2566.1	Julie Carlaw-Hillary	Reject	1.4
2567.4	Kirsty MacTaggart and Justin Crane	Reject	12
2567.5	Kirsty MacTaggart and Justin Crane	N/A	N/A
2570.1	Kristy Topp	Reject	1.4
2570.2	Kristy Topp	Reject	4
2570.3	Kristy Topp	Accept in Part	3.1 & 7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2570.4	Kristy Topp	Accept in Part	3.1 & 7.1
2570.5	Kristy Topp	Accept in Part	3.1 & 7.1 - 7.7
2570.6	Kristy Topp	Accept in Part	7.4 - 7.5
2570.7	Kristy Topp	Accept in Part	7.2 - 7.3
2570.8	Kristy Topp	Reject	8
2571.1	Ian Norman	Accept in Part	1.4
2572.1	Jan Atkinson	Reject	1.4
2573.1	Heather Juergensen	Accept in Part	3.1 & 7.1 - 7.7
2573.2	Heather Juergensen	Accept	3.1 & 7.1
2573.3	Heather Juergensen	Accept in Part	3.1 & 7.1
2573.4	Heather Juergensen	Reject	3.1 & 7.1
2574.1	Brian & Ethel Dawson	Reject	1.4
2581.101	Go Orange Limited	Reject	3.1 & 7.1
2581.102	Go Orange Limited	Reject	3.1 & 7.1
2581.103	Go Orange Limited	Reject	3.1 & 7.1
2581.104	Go Orange Limited	Reject	3.1 & 7.1
2581.105	Go Orange Limited	Reject	7.2
2581.106	Go Orange Limited	Reject	7.2
2581.107	Go Orange Limited	Reject	3.1 & 7.1
2581.108	Go Orange Limited	Reject	3.1 & 7.1
2581.109	Go Orange Limited	Reject	3.1 & 7.1
2581.110	Go Orange Limited	Reject	3.1 & 7.1
2581.111	Go Orange Limited	Reject	7.3
2581.112	Go Orange Limited	Reject	7.3
2581.113	Go Orange Limited	Reject	7.7
2581.114	Go Orange Limited	Reject	7.7
2581.115	Go Orange Limited	Reject	7.7
2581.116	Go Orange Limited	Reject	7.7

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2581.117	Go Orange Limited	Reject	7.7
2581.118	Go Orange Limited	Reject	7.7
2581.13	Go Orange Limited	Reject	1.4
2581.14	Go Orange Limited	Reject	7.1
2582.1	John Edmonds & Associates	Reject	12
2583.1	Maurice Joseph Murphy	Reject	1.4
2583.2	Maurice Joseph Murphy	Reject	4
2583.3	Maurice Joseph Murphy	Accept in Part	3.1 & 7.1
2583.4	Maurice Joseph Murphy	Accept in Part	3.1 & 7.1
2583.5	Maurice Joseph Murphy	Accept in Part	3.1 & 7.1 - 7.7
2583.6	Maurice Joseph Murphy	Accept in Part	7.4 - 7.5
2583.7	Maurice Joseph Murphy	Accept in Part	7.2 - 7.3
2583.8	Maurice Joseph Murphy	Reject	8
2584.40	Slopehill Properties Limited	Accept in Part	7.6
2588.1	Kate Craighbrown	Reject	1.4
2588.2	Kate Craighbrown	Reject	4
2588.3	Kate Craighbrown	Accept in Part	3.1 & 7.1
2588.4	Kate Craighbrown	Accept in Part	3.1 & 7.1
2588.5	Kate Craighbrown	Accept in Part	3.1 & 7.1 - 7.7
2588.6	Kate Craighbrown	Accept in Part	7.4 - 7.5
2588.7	Kate Craighbrown	Accept in Part	7.2 - 7.3
2588.8	Kate Craighbrown	Reject	8
2591.5	M & C Burgess	Accept in Part	3.1 & 7.1
2592.1	MajorDomo Limited	Reject	4
2592.10	MajorDomo Limited	Accept in Part	6.2
2592.11	MajorDomo Limited	Accept in Part	6.2
2592.12	MajorDomo Limited	Accept in Part	6.2
2592.13	MajorDomo Limited	Accept in Part	3.1 & 7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2592.14	MajorDomo Limited	Reject	5
2592.15	MajorDomo Limited	Reject	6.2
2592.16	MajorDomo Limited	Reject	6.2
2592.17	MajorDomo Limited	Reject	6.2
2592.18	MajorDomo Limited	Accept in Part	6.2
2592.19	MajorDomo Limited	Accept in Part	6.2
2592.2	MajorDomo Limited	Reject	4
2592.20	MajorDomo Limited	Accept in Part	6.2
2592.21	MajorDomo Limited	Accept in Part	6.2
2592.22	MajorDomo Limited	Accept in Part	3.1 & 7.1
2592.23	MajorDomo Limited	Accept in Part	5
2592.24	MajorDomo Limited	Accept in Part	6.3
2592.25	MajorDomo Limited	Reject	6.3
2592.26	MajorDomo Limited	Accept in Part	7.2
2592.27	MajorDomo Limited	Accept	8
2592.28	MajorDomo Limited	Accept in Part	5
2592.29	MajorDomo Limited	Accept in Part	6.2
2592.3	MajorDomo Limited	Reject	4
2592.30	MajorDomo Limited	Reject	6.2
2592.31	MajorDomo Limited	Reject	6.2
2592.32	MajorDomo Limited	Accept in Part	6.2
2592.33	MajorDomo Limited	Accept in Part	6.2
2592.34	MajorDomo Limited	Accept in Part	6.2
2592.35	MajorDomo Limited	Accept in Part	6.2
2592.36	MajorDomo Limited	Accept in Part	3.1 & 7.1
2592.37	MajorDomo Limited	Accept in Part	5
2592.38	MajorDomo Limited	Reject	6.2
2592.39	MajorDomo Limited	Reject	6.2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2592.4	MajorDomo Limited	Reject	4
2592.40	MajorDomo Limited	Reject	6.2
2592.41	MajorDomo Limited	Accept in Part	6.2
2592.42	MajorDomo Limited	Accept in Part	6.2
2592.43	MajorDomo Limited	Accept in Part	6.2
2592.44	MajorDomo Limited	Reject	6.2
2592.45	MajorDomo Limited	Accept in Part	3.1 & 7.1
2592.46	MajorDomo Limited	Accept in Part	7.3
2592.47	MajorDomo Limited	Accept in Part	7.4
2592.48	MajorDomo Limited	Accept in Part	7.5
2592.49	MajorDomo Limited	Accept in Part	7.5
2592.5	MajorDomo Limited	Accept in Part	5
2592.50	MajorDomo Limited	Accept in Part	7.7
2592.51	MajorDomo Limited	Reject	7.7
2592.52	MajorDomo Limited	Accept in Part	7.7
2592.53	MajorDomo Limited	Reject	7.7
2592.54	MajorDomo Limited	Accept in Part	7.7
2592.55	MajorDomo Limited	Accept in Part	7.6
2592.6	MajorDomo Limited	Reject	6.2
2592.7	MajorDomo Limited	Reject	6.2
2592.8	MajorDomo Limited	Reject	6.2
2592.9	MajorDomo Limited	Accept in Part	6.2
2595.1	Ron & Christine Sasse	Reject	4
2595.2	Ron & Christine Sasse	Accept in Part	3.1 & 7.1
2597.1	Sally Currie	Accept in Part	3.1 & 7.1
2597.2	Sally Currie	Accept in Part	3.1 & 7.1
2597.3	Sally Currie	Accept in Part	7.4
2598.1	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	4



<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2598.10	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	6.2
2598.11	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	6.2
2598.12	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	6.2
2598.13	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	3.1 & 7.1
2598.14	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	5
2598.15	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	6.2
2598.16	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	6.2
2598.17	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	6.2
2598.18	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	6.2
2598.19	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	6.2
2598.2	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	4
2598.20	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	6.2
2598.21	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	6.2
2598.22	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	3.1 & 7.1
2598.23	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	5
2598.24	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	6.3
2598.25	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	6.3

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2598.26	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	7.2
2598.27	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept	8
2598.28	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	5
2598.29	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	6.2
2598.3	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	4
2598.30	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	6.2
2598.31	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	6.2
2598.32	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	6.2
2598.33	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	6.2
2598.34	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	6.2
2598.35	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	6.2
2598.36	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	3.1 & 7.1
2598.37	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	5
2598.38	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	6.2
2598.39	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	6.2
2598.4	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	4
2598.40	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	6.2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2598.41	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	6.2
2598.42	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	6.2
2598.43	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	6.2
2598.44	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	6.2
2598.45	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	3.1 & 7.1
2598.46	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	7.3
2598.47	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	7.4
2598.48	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	7.5
2598.49	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	7.5
2598.5	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	5
2598.50	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	7.7
2598.51	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	7.7
2598.52	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	7.7
2598.53	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	7.7
2598.54	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	7.7
2598.55	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	7.6
2598.6	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	6.2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2598.7	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	6.2
2598.8	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	6.2
2598.9	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	6.2
2599.1	Teece Irrevocable Trust No. 3	Reject	19.1
2600.1	Touch of Spice Limited (Touch of Spice)	Reject	4
2600.10	Touch of Spice Limited (Touch of Spice)	Accept in Part	6.2
2600.11	Touch of Spice Limited (Touch of Spice)	Accept in Part	6.2
2600.12	Touch of Spice Limited (Touch of Spice)	Accept in Part	6.2
2600.13	Touch of Spice Limited (Touch of Spice)	Accept in Part	3.1 & 7.1
2600.14	Touch of Spice Limited (Touch of Spice)	Reject	5
2600.15	Touch of Spice Limited (Touch of Spice)	Reject	6.2
2600.16	Touch of Spice Limited (Touch of Spice)	Reject	6.2
2600.17	Touch of Spice Limited (Touch of Spice)	Reject	6.2
2600.18	Touch of Spice Limited (Touch of Spice)	Accept in Part	6.2
2600.19	Touch of Spice Limited (Touch of Spice)	Accept in Part	6.2
2600.2	Touch of Spice Limited (Touch of Spice)	Reject	4
2600.20	Touch of Spice Limited (Touch of Spice)	Accept in Part	6.2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2600.21	Touch of Spice Limited (Touch of Spice)	Accept in Part	6.2
2600.22	Touch of Spice Limited (Touch of Spice)	Accept in Part	3.1 & 7.1
2600.23	Touch of Spice Limited (Touch of Spice)	Accept in Part	5
2600.24	Touch of Spice Limited (Touch of Spice)	Accept in Part	6.3
2600.25	Touch of Spice Limited (Touch of Spice)	Reject	6.3
2600.26	Touch of Spice Limited (Touch of Spice)	Accept in Part	7.2
2600.27	Touch of Spice Limited (Touch of Spice)	Accept	8
2600.28	Touch of Spice Limited (Touch of Spice)	Accept in Part	5
2600.29	Touch of Spice Limited (Touch of Spice)	Accept in Part	6.2
2600.3	Touch of Spice Limited (Touch of Spice)	Reject	4
2600.30	Touch of Spice Limited (Touch of Spice)	Reject	6.2
2600.31	Touch of Spice Limited (Touch of Spice)	Reject	6.2
2600.32	Touch of Spice Limited (Touch of Spice)	Accept in Part	6.2
2600.33	Touch of Spice Limited (Touch of Spice)	Accept in Part	6.2
2600.34	Touch of Spice Limited (Touch of Spice)	Accept in Part	6.2
2600.35	Touch of Spice Limited (Touch of Spice)	Accept in Part	6.2
2600.36	Touch of Spice Limited (Touch of Spice)	Accept in Part	3.1 & 7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2600.37	Touch of Spice Limited (Touch of Spice)	Accept in Part	5
2600.38	Touch of Spice Limited (Touch of Spice)	Reject	6.2
2600.39	Touch of Spice Limited (Touch of Spice)	Reject	6.2
2600.4	Touch of Spice Limited (Touch of Spice)	Reject	4
2600.40	Touch of Spice Limited (Touch of Spice)	Reject	6.2
2600.41	Touch of Spice Limited (Touch of Spice)	Accept in Part	6.2
2600.42	Touch of Spice Limited (Touch of Spice)	Accept in Part	6.2
2600.43	Touch of Spice Limited (Touch of Spice)	Accept in Part	6.2
2600.44	Touch of Spice Limited (Touch of Spice)	Reject	6.2
2600.45	Touch of Spice Limited (Touch of Spice)	Accept in Part	3.1 & 7.1
2600.46	Touch of Spice Limited (Touch of Spice)	Accept in Part	7.3
2600.47	Touch of Spice Limited (Touch of Spice)	Accept in Part	7.4
2600.48	Touch of Spice Limited (Touch of Spice)	Accept in Part	7.5
2600.49	Touch of Spice Limited (Touch of Spice)	Accept in Part	7.5
2600.5	Touch of Spice Limited (Touch of Spice)	Accept in Part	5
2600.50	Touch of Spice Limited (Touch of Spice)	Accept in Part	7.7
2600.51	Touch of Spice Limited (Touch of Spice)	Reject	7.7

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2600.52	Touch of Spice Limited (Touch of Spice)	Accept in Part	7.7
2600.53	Touch of Spice Limited (Touch of Spice)	Reject	7.7
2600.54	Touch of Spice Limited (Touch of Spice)	Accept in Part	7.7
2600.55	Touch of Spice Limited (Touch of Spice)	Accept in Part	7.6
2600.6	Touch of Spice Limited (Touch of Spice)	Reject	6.2
2600.7	Touch of Spice Limited (Touch of Spice)	Reject	6.2
2600.8	Touch of Spice Limited (Touch of Spice)	Reject	6.2
2600.9	Touch of Spice Limited (Touch of Spice)	Accept in Part	6.2
2602.1	Wendy Johnston	Accept in Part	1.4
2611.1	Matakauri Lodge Limited	Accept in Part	4
2612.1	Pounamu Holdings 2014 Limited	Accept in Part	4
2613.1	Wanaka Kiwi Holiday Parks & Motels Limited	Accept	12
2613.2	Wanaka Kiwi Holiday Parks & Motels Limited	Accept	12
2613.3	Wanaka Kiwi Holiday Parks & Motels Limited	Accept in Part	9.1
2613.4	Wanaka Kiwi Holiday Parks & Motels Limited	Accept	8
2614.1	Delos Investments Limited	Reject	17.1
2615.1	Pro-Invest NZ Property 1 Limited Partnership	Accept in Part	9.1
2615.2	Pro-Invest NZ Property 1 Limited Partnership	Accept in Part	8
2616.1	Manor Holdings Limited	Accept in Part	9.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2616.2	Manor Holdings Limited	Accept	8
2617.1	SJE Shotover Limited	Accept	21.1
2617.2	SJE Shotover Limited	Accept in Part	9.1
2617.3	SJE Shotover Limited	Accept	8
2618.1	Queenstown Airport Corporation	Accept in Part	4
2620.1	Bachcare Ltd	Reject	1.4
2620.10	Bachcare Ltd	Accept in Part	6.2
2620.11	Bachcare Ltd	Accept in Part	3.1 & 7.1
2620.12	Bachcare Ltd	Accept in Part	3.1 & 7.1
2620.13	Bachcare Ltd	Accept in Part	3.1 & 7.1
2620.14	Bachcare Ltd	Accept in Part	3.1 & 7.1
2620.15	Bachcare Ltd	Reject	3.1 & 7.1
2620.16	Bachcare Ltd	Reject	8
2620.17	Bachcare Ltd	Accept in Part	5
2620.18	Bachcare Ltd	Accept in Part	6.2
2620.19	Bachcare Ltd	Accept in Part	3.1 & 7.1
2620.2	Bachcare Ltd	Reject	4
2620.20	Bachcare Ltd	Accept in Part	3.1 & 7.1
2620.21	Bachcare Ltd	Accept in Part	3.1 & 7.1
2620.22	Bachcare Ltd	Accept in Part	3.1 & 7.1
2620.23	Bachcare Ltd	Reject	3.1 & 7.1
2620.24	Bachcare Ltd	Reject	3.1 & 7.1
2620.25	Bachcare Ltd	Reject	8
2620.26	Bachcare Ltd	Accept in Part	5
2620.27	Bachcare Ltd	Accept in Part	6.3
2620.28	Bachcare Ltd	Accept in Part	6.3
2620.29	Bachcare Ltd	Accept in Part	6.3
2620.3	Bachcare Ltd	Reject	4



<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2620.30	Bachcare Ltd	Accept in Part	6.3
2620.31	Bachcare Ltd	Reject	7.2
2620.32	Bachcare Ltd	Accept in Part	7.2
2620.33	Bachcare Ltd	Reject	7.2
2620.34	Bachcare Ltd	Reject	8
2620.35	Bachcare Ltd	Accept in Part	5
2620.36	Bachcare Ltd	Accept in Part	6.2
2620.37	Bachcare Ltd	Accept in Part	6.2
2620.38	Bachcare Ltd	Accept in Part	6.2
2620.39	Bachcare Ltd	Accept in Part	6.2
2620.4	Bachcare Ltd	Reject	4
2620.40	Bachcare Ltd	Accept in Part	3.1 & 7.1
2620.41	Bachcare Ltd	Accept in Part	3.1 & 7.1
2620.42	Bachcare Ltd	Accept in Part	3.1 & 7.1
2620.43	Bachcare Ltd	Accept in Part	3.1 & 7.1
2620.44	Bachcare Ltd	Reject	8
2620.45	Bachcare Ltd	Accept in Part	5
2620.46	Bachcare Ltd	Accept in Part	6.2
2620.47	Bachcare Ltd	Accept in Part	6.2
2620.48	Bachcare Ltd	Accept in Part	6.2
2620.49	Bachcare Ltd	Accept in Part	6.2
2620.5	Bachcare Ltd	Reject	4
2620.50	Bachcare Ltd	Accept in Part	6.2
2620.51	Bachcare Ltd	Accept in Part	6.2
2620.52	Bachcare Ltd	Accept in Part	3.1 & 7.1
2620.53	Bachcare Ltd	Accept in Part	3.1 & 7.1
2620.54	Bachcare Ltd	Accept in Part	3.1 & 7.1
2620.55	Bachcare Ltd	Accept in Part	3.1 & 7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2620.56	Bachcare Ltd	Reject	3.1 & 7.1
2620.57	Bachcare Ltd	Reject	8
2620.58	Bachcare Ltd	Accept	7.3
2620.59	Bachcare Ltd	Accept in Part	7.3
2620.6	Bachcare Ltd	Accept in Part	5
2620.60	Bachcare Ltd	Accept	7.4
2620.61	Bachcare Ltd	Accept in Part	7.4
2620.62	Bachcare Ltd	Reject	8
2620.63	Bachcare Ltd	Accept	7.5
2620.64	Bachcare Ltd	Accept in Part	7.5
2620.65	Bachcare Ltd	Reject	7.5
2620.66	Bachcare Ltd	Reject	8
2620.67	Bachcare Ltd	Accept	7.5
2620.68	Bachcare Ltd	Accept in Part	7.5
2620.69	Bachcare Ltd	Reject	8
2620.7	Bachcare Ltd	Accept in Part	6.2
2620.70	Bachcare Ltd	Accept in Part	7.7
2620.71	Bachcare Ltd	Accept in Part	7.7
2620.72	Bachcare Ltd	Reject	8
2620.73	Bachcare Ltd	Accept	7.7
2620.74	Bachcare Ltd	Accept in Part	7.7
2620.75	Bachcare Ltd	Reject	8
2620.76	Bachcare Ltd	Accept in Part	7.7
2620.77	Bachcare Ltd	Accept in Part	7.7
2620.78	Bachcare Ltd	Reject	8
2620.79	Bachcare Ltd	Accept	7.6
2620.8	Bachcare Ltd	Accept in Part	6.2
2620.80	Bachcare Ltd	Accept	7.6

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2620.81	Bachcare Ltd	Reject	3.1
2620.82	Bachcare Ltd	Reject	3.1
2620.83	Bachcare Ltd	Reject	3.1
2620.84	Bachcare Ltd	Reject	3.1
2620.85	Bachcare Ltd	Reject	3.1
2620.86	Bachcare Ltd	Reject	3.1
2620.87	Bachcare Ltd	Reject	3.1
2620.88	Bachcare Ltd	Reject	3.1
2620.89	Bachcare Ltd	Reject	3.1
2620.9	Bachcare Ltd	Accept in Part	6.2
2620.90	Bachcare Ltd	Reject	3.1
2620.91	Bachcare Ltd	Reject	3.1
2620.92	Bachcare Ltd	Reject	3.1
2620.93	Bachcare Ltd	Reject	3.1
2621.1	Anna Flaus	Reject	1.4
2621.10	Anna Flaus	Accept in Part	6.2
2621.11	Anna Flaus	Accept in Part	3.1 & 7.1
2621.12	Anna Flaus	Accept in Part	3.1 & 7.1
2621.13	Anna Flaus	Accept in Part	3.1 & 7.1
2621.14	Anna Flaus	Accept in Part	3.1 & 7.1
2621.15	Anna Flaus	Reject	3.1 & 7.1
2621.16	Anna Flaus	Reject	8
2621.17	Anna Flaus	Accept in Part	5
2621.18	Anna Flaus	Accept in Part	6.2
2621.19	Anna Flaus	Accept in Part	3.1 & 7.1
2621.2	Anna Flaus	Reject	4
2621.20	Anna Flaus	Accept in Part	3.1 & 7.1
2621.21	Anna Flaus	Accept in Part	3.1 & 7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2621.22	Anna Flaus	Accept in Part	3.1 & 7.1
2621.23	Anna Flaus	Reject	3.1 & 7.1
2621.24	Anna Flaus	Reject	3.1 & 7.1
2621.25	Anna Flaus	Reject	8
2621.26	Anna Flaus	Accept in Part	5
2621.27	Anna Flaus	Accept in Part	6.3
2621.28	Anna Flaus	Accept in Part	6.3
2621.29	Anna Flaus	Accept in Part	6.3
2621.3	Anna Flaus	Reject	4
2621.30	Anna Flaus	Accept in Part	6.3
2621.31	Anna Flaus	Reject	7.2
2621.32	Anna Flaus	Accept in Part	7.2
2621.33	Anna Flaus	Reject	7.2
2621.34	Anna Flaus	Reject	8
2621.35	Anna Flaus	Accept in Part	5
2621.36	Anna Flaus	Accept in Part	6.2
2621.37	Anna Flaus	Accept in Part	6.2
2621.38	Anna Flaus	Accept in Part	6.2
2621.39	Anna Flaus	Accept in Part	6.2
2621.4	Anna Flaus	Reject	4
2621.40	Anna Flaus	Accept in Part	3.1 & 7.1
2621.41	Anna Flaus	Accept in Part	3.1 & 7.1
2621.42	Anna Flaus	Accept in Part	3.1 & 7.1
2621.43	Anna Flaus	Accept in Part	3.1 & 7.1
2621.44	Anna Flaus	Reject	8
2621.45	Anna Flaus	Accept in Part	5
2621.46	Anna Flaus	Accept in Part	6.2
2621.47	Anna Flaus	Accept in Part	6.2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2621.48	Anna Flaus	Accept in Part	6.2
2621.49	Anna Flaus	Accept in Part	6.2
2621.5	Anna Flaus	Reject	4
2621.50	Anna Flaus	Accept in Part	6.2
2621.51	Anna Flaus	Accept in Part	6.2
2621.52	Anna Flaus	Accept in Part	3.1 & 7.1
2621.53	Anna Flaus	Accept in Part	3.1 & 7.1
2621.54	Anna Flaus	Accept in Part	3.1 & 7.1
2621.55	Anna Flaus	Accept in Part	3.1 & 7.1
2621.56	Anna Flaus	Reject	3.1 & 7.1
2621.57	Anna Flaus	Reject	8
2621.58	Anna Flaus	Accept	7.3
2621.59	Anna Flaus	Accept in Part	7.3
2621.6	Anna Flaus	Accept in Part	5
2621.60	Anna Flaus	Accept	7.4
2621.61	Anna Flaus	Accept in Part	7.4
2621.62	Anna Flaus	Reject	8
2621.63	Anna Flaus	Accept	7.5
2621.64	Anna Flaus	Accept in Part	7.5
2621.65	Anna Flaus	Reject	7.5
2621.66	Anna Flaus	Reject	8
2621.67	Anna Flaus	Accept	7.5
2621.68	Anna Flaus	Accept in Part	7.5
2621.69	Anna Flaus	Reject	8
2621.7	Anna Flaus	Accept in Part	6.2
2621.70	Anna Flaus	Accept in Part	7.7
2621.71	Anna Flaus	Accept in Part	7.7
2621.72	Anna Flaus	Reject	8

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2621.73	Anna Flaus	Accept	7.7
2621.74	Anna Flaus	Accept in Part	7.7
2621.75	Anna Flaus	Reject	8
2621.76	Anna Flaus	Accept in Part	7.7
2621.77	Anna Flaus	Accept in Part	7.7
2621.78	Anna Flaus	Reject	8
2621.79	Anna Flaus	Accept	7.6
2621.8	Anna Flaus	Accept in Part	6.2
2621.80	Anna Flaus	Accept	7.6
2621.81	Anna Flaus	Reject	3.1
2621.82	Anna Flaus	Reject	3.1
2621.83	Anna Flaus	Reject	3.1
2621.84	Anna Flaus	Reject	3.1
2621.85	Anna Flaus	Reject	3.1
2621.86	Anna Flaus	Reject	3.1
2621.87	Anna Flaus	Reject	3.1
2621.88	Anna Flaus	Reject	3.1
2621.89	Anna Flaus	Reject	3.1
2621.9	Anna Flaus	Accept in Part	6.2
2621.90	Anna Flaus	Reject	3.1
2621.91	Anna Flaus	Reject	3.1
2621.92	Anna Flaus	Reject	3.1
2621.93	Anna Flaus	Reject	3.1
2622.1	Alan and Noeline Johnstone,	Reject	1.4
2622.10	Alan and Noeline Johnstone,	Accept in Part	6.2
2622.11	Alan and Noeline Johnstone,	Accept in Part	3.1 & 7.1
2622.12	Alan and Noeline Johnstone,	Accept in Part	3.1 & 7.1
2622.13	Alan and Noeline Johnstone,	Accept in Part	3.1 & 7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2622.14	Alan and Noeline Johnstone,	Accept in Part	3.1 & 7.1
2622.15	Alan and Noeline Johnstone,	Reject	3.1 & 7.1
2622.16	Alan and Noeline Johnstone,	Reject	8
2622.17	Alan and Noeline Johnstone,	Accept in Part	5
2622.18	Alan and Noeline Johnstone,	Accept in Part	6.2
2622.19	Alan and Noeline Johnstone,	Accept in Part	3.1 & 7.1
2622.2	Alan and Noeline Johnstone,	Reject	4
2622.20	Alan and Noeline Johnstone,	Accept in Part	3.1 & 7.1
2622.21	Alan and Noeline Johnstone,	Accept in Part	3.1 & 7.1
2622.22	Alan and Noeline Johnstone,	Accept in Part	3.1 & 7.1
2622.23	Alan and Noeline Johnstone,	Reject	3.1 & 7.1
2622.24	Alan and Noeline Johnstone,	Reject	3.1 & 7.1
2622.25	Alan and Noeline Johnstone,	Reject	8
2622.26	Alan and Noeline Johnstone,	Accept in Part	5
2622.27	Alan and Noeline Johnstone,	Accept in Part	6.3
2622.28	Alan and Noeline Johnstone,	Accept in Part	6.3
2622.29	Alan and Noeline Johnstone,	Accept in Part	6.3
2622.3	Alan and Noeline Johnstone,	Reject	4
2622.30	Alan and Noeline Johnstone,	Accept in Part	6.3
2622.31	Alan and Noeline Johnstone,	Reject	7.2
2622.32	Alan and Noeline Johnstone,	Accept in Part	7.2
2622.33	Alan and Noeline Johnstone,	Reject	7.2
2622.34	Alan and Noeline Johnstone,	Reject	8
2622.35	Alan and Noeline Johnstone,	Accept in Part	5
2622.36	Alan and Noeline Johnstone,	Accept in Part	6.2
2622.37	Alan and Noeline Johnstone,	Accept in Part	6.2
2622.38	Alan and Noeline Johnstone,	Accept in Part	6.2
2622.39	Alan and Noeline Johnstone,	Accept in Part	6.2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2622.4	Alan and Noeline Johnstone,	Reject	4
2622.40	Alan and Noeline Johnstone,	Accept in Part	3.1 & 7.1
2622.41	Alan and Noeline Johnstone,	Accept in Part	3.1 & 7.1
2622.42	Alan and Noeline Johnstone,	Accept in Part	3.1 & 7.1
2622.43	Alan and Noeline Johnstone,	Accept in Part	3.1 & 7.1
2622.44	Alan and Noeline Johnstone,	Reject	8
2622.45	Alan and Noeline Johnstone,	Accept in Part	5
2622.46	Alan and Noeline Johnstone,	Accept in Part	6.2
2622.47	Alan and Noeline Johnstone,	Accept in Part	6.2
2622.48	Alan and Noeline Johnstone,	Accept in Part	6.2
2622.49	Alan and Noeline Johnstone,	Accept in Part	6.2
2622.5	Alan and Noeline Johnstone,	Reject	4
2622.50	Alan and Noeline Johnstone,	Accept in Part	6.2
2622.51	Alan and Noeline Johnstone,	Accept in Part	6.2
2622.52	Alan and Noeline Johnstone,	Accept in Part	3.1 & 7.1
2622.53	Alan and Noeline Johnstone,	Accept in Part	3.1 & 7.1
2622.54	Alan and Noeline Johnstone,	Accept in Part	3.1 & 7.1
2622.55	Alan and Noeline Johnstone,	Accept in Part	3.1 & 7.1
2622.56	Alan and Noeline Johnstone,	Reject	3.1 & 7.1
2622.57	Alan and Noeline Johnstone,	Reject	8
2622.58	Alan and Noeline Johnstone,	Accept	7.3
2622.59	Alan and Noeline Johnstone,	Accept in Part	7.3
2622.6	Alan and Noeline Johnstone,	Accept in Part	5
2622.60	Alan and Noeline Johnstone,	Accept	7.4
2622.61	Alan and Noeline Johnstone,	Accept in Part	7.4
2622.62	Alan and Noeline Johnstone,	Reject	8
2622.63	Alan and Noeline Johnstone,	Accept	7.5
2622.64	Alan and Noeline Johnstone,	Accept in Part	7.5



<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2622.65	Alan and Noeline Johnstone,	Reject	7.5
2622.66	Alan and Noeline Johnstone,	Reject	8
2622.67	Alan and Noeline Johnstone,	Accept	7.5
2622.68	Alan and Noeline Johnstone,	Accept in Part	7.5
2622.69	Alan and Noeline Johnstone,	Reject	8
2622.7	Alan and Noeline Johnstone,	Accept in Part	6.2
2622.70	Alan and Noeline Johnstone,	Accept in Part	7.7
2622.71	Alan and Noeline Johnstone,	Accept in Part	7.7
2622.72	Alan and Noeline Johnstone,	Reject	8
2622.73	Alan and Noeline Johnstone,	Accept	7.7
2622.74	Alan and Noeline Johnstone,	Accept in Part	7.7
2622.75	Alan and Noeline Johnstone,	Reject	8
2622.76	Alan and Noeline Johnstone,	Accept in Part	7.7
2622.77	Alan and Noeline Johnstone,	Accept in Part	7.7
2622.78	Alan and Noeline Johnstone,	Reject	8
2622.79	Alan and Noeline Johnstone,	Accept	7.6
2622.8	Alan and Noeline Johnstone,	Accept in Part	6.2
2622.80	Alan and Noeline Johnstone,	Accept	7.6
2622.81	Alan and Noeline Johnstone,	Reject	3.1
2622.82	Alan and Noeline Johnstone,	Reject	3.1
2622.83	Alan and Noeline Johnstone,	Reject	3.1
2622.84	Alan and Noeline Johnstone,	Reject	3.1
2622.85	Alan and Noeline Johnstone,	Reject	3.1
2622.86	Alan and Noeline Johnstone,	Reject	3.1
2622.87	Alan and Noeline Johnstone,	Reject	3.1
2622.88	Alan and Noeline Johnstone,	Reject	3.1
2622.89	Alan and Noeline Johnstone,	Reject	3.1
2622.9	Alan and Noeline Johnstone,	Accept in Part	6.2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2622.90	Alan and Noeline Johnstone,	Reject	3.1
2622.91	Alan and Noeline Johnstone,	Reject	3.1
2622.92	Alan and Noeline Johnstone,	Reject	3.1
2622.93	Alan and Noeline Johnstone,	Reject	3.1
2623.1	Alan Yap	Reject	1.4
2623.10	Alan Yap	Accept in Part	6.2
2623.11	Alan Yap	Accept in Part	3.1 & 7.1
2623.12	Alan Yap	Accept in Part	3.1 & 7.1
2623.13	Alan Yap	Accept in Part	3.1 & 7.1
2623.14	Alan Yap	Accept in Part	3.1 & 7.1
2623.15	Alan Yap	Reject	3.1 & 7.1
2623.16	Alan Yap	Reject	8
2623.17	Alan Yap	Accept in Part	5
2623.18	Alan Yap	Accept in Part	6.2
2623.19	Alan Yap	Accept in Part	3.1 & 7.1
2623.2	Alan Yap	Reject	4
2623.20	Alan Yap	Accept in Part	3.1 & 7.1
2623.21	Alan Yap	Accept in Part	3.1 & 7.1
2623.22	Alan Yap	Accept in Part	3.1 & 7.1
2623.23	Alan Yap	Reject	3.1 & 7.1
2623.24	Alan Yap	Reject	3.1 & 7.1
2623.25	Alan Yap	Reject	8
2623.26	Alan Yap	Accept in Part	5
2623.27	Alan Yap	Accept in Part	6.3
2623.28	Alan Yap	Accept in Part	6.3
2623.29	Alan Yap	Accept in Part	6.3
2623.3	Alan Yap	Reject	4
2623.30	Alan Yap	Accept in Part	6.3

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2623.31	Alan Yap	Reject	7.2
2623.32	Alan Yap	Accept in Part	7.2
2623.33	Alan Yap	Reject	7.2
2623.34	Alan Yap	Reject	8
2623.35	Alan Yap	Accept in Part	5
2623.36	Alan Yap	Accept in Part	6.2
2623.37	Alan Yap	Accept in Part	6.2
2623.38	Alan Yap	Accept in Part	6.2
2623.39	Alan Yap	Accept in Part	6.2
2623.4	Alan Yap	Reject	4
2623.40	Alan Yap	Accept in Part	3.1 & 7.1
2623.41	Alan Yap	Accept in Part	3.1 & 7.1
2623.42	Alan Yap	Accept in Part	3.1 & 7.1
2623.43	Alan Yap	Accept in Part	3.1 & 7.1
2623.44	Alan Yap	Reject	8
2623.45	Alan Yap	Accept in Part	5
2623.46	Alan Yap	Accept in Part	6.2
2623.47	Alan Yap	Accept in Part	6.2
2623.48	Alan Yap	Accept in Part	6.2
2623.49	Alan Yap	Accept in Part	6.2
2623.5	Alan Yap	Reject	4
2623.50	Alan Yap	Accept in Part	6.2
2623.51	Alan Yap	Accept in Part	6.2
2623.52	Alan Yap	Accept in Part	3.1 & 7.1
2623.53	Alan Yap	Accept in Part	3.1 & 7.1
2623.54	Alan Yap	Accept in Part	3.1 & 7.1
2623.55	Alan Yap	Accept in Part	3.1 & 7.1
2623.56	Alan Yap	Reject	3.1 & 7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2623.57	Alan Yap	Reject	8
2623.58	Alan Yap	Accept	7.3
2623.59	Alan Yap	Accept in Part	7.3
2623.6	Alan Yap	Accept in Part	5
2623.60	Alan Yap	Accept	7.4
2623.61	Alan Yap	Accept in Part	7.4
2623.62	Alan Yap	Reject	8
2623.63	Alan Yap	Accept	7.5
2623.64	Alan Yap	Accept in Part	7.5
2623.65	Alan Yap	Reject	7.5
2623.66	Alan Yap	Reject	8
2623.67	Alan Yap	Accept	7.5
2623.68	Alan Yap	Accept in Part	7.5
2623.69	Alan Yap	Reject	8
2623.7	Alan Yap	Accept in Part	6.2
2623.70	Alan Yap	Accept in Part	7.7
2623.71	Alan Yap	Accept in Part	7.7
2623.72	Alan Yap	Reject	8
2623.73	Alan Yap	Accept	7.7
2623.74	Alan Yap	Accept in Part	7.7
2623.75	Alan Yap	Reject	8
2623.76	Alan Yap	Accept in Part	7.7
2623.77	Alan Yap	Accept in Part	7.7
2623.78	Alan Yap	Reject	8
2623.79	Alan Yap	Accept	7.6
2623.8	Alan Yap	Accept in Part	6.2
2623.80	Alan Yap	Accept	7.6
2623.81	Alan Yap	Reject	3.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2623.82	Alan Yap	Reject	3.1
2623.83	Alan Yap	Reject	3.1
2623.84	Alan Yap	Reject	3.1
2623.85	Alan Yap	Reject	3.1
2623.86	Alan Yap	Reject	3.1
2623.87	Alan Yap	Reject	3.1
2623.88	Alan Yap	Reject	3.1
2623.89	Alan Yap	Reject	3.1
2623.9	Alan Yap	Accept in Part	6.2
2623.90	Alan Yap	Reject	3.1
2623.91	Alan Yap	Reject	3.1
2623.92	Alan Yap	Reject	3.1
2623.93	Alan Yap	Reject	3.1
2624.1	Andrew Carmody	Reject	1.4
2624.10	Andrew Carmody	Accept in Part	6.2
2624.11	Andrew Carmody	Accept in Part	3.1 & 7.1
2624.12	Andrew Carmody	Accept in Part	3.1 & 7.1
2624.13	Andrew Carmody	Accept in Part	3.1 & 7.1
2624.14	Andrew Carmody	Accept in Part	3.1 & 7.1
2624.15	Andrew Carmody	Reject	3.1 & 7.1
2624.16	Andrew Carmody	Reject	8
2624.17	Andrew Carmody	Accept in Part	5
2624.18	Andrew Carmody	Accept in Part	6.2
2624.19	Andrew Carmody	Accept in Part	3.1 & 7.1
2624.2	Andrew Carmody	Reject	4
2624.20	Andrew Carmody	Accept in Part	3.1 & 7.1
2624.21	Andrew Carmody	Accept in Part	3.1 & 7.1
2624.22	Andrew Carmody	Accept in Part	3.1 & 7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2624.23	Andrew Carmody	Reject	3.1 & 7.1
2624.24	Andrew Carmody	Reject	3.1 & 7.1
2624.25	Andrew Carmody	Reject	8
2624.26	Andrew Carmody	Accept in Part	5
2624.27	Andrew Carmody	Accept in Part	6.3
2624.28	Andrew Carmody	Accept in Part	6.3
2624.29	Andrew Carmody	Accept in Part	6.3
2624.3	Andrew Carmody	Reject	4
2624.30	Andrew Carmody	Accept in Part	6.3
2624.31	Andrew Carmody	Reject	7.2
2624.32	Andrew Carmody	Accept in Part	7.2
2624.33	Andrew Carmody	Reject	7.2
2624.34	Andrew Carmody	Reject	8
2624.35	Andrew Carmody	Accept in Part	5
2624.36	Andrew Carmody	Accept in Part	6.2
2624.37	Andrew Carmody	Accept in Part	6.2
2624.38	Andrew Carmody	Accept in Part	6.2
2624.39	Andrew Carmody	Accept in Part	6.2
2624.4	Andrew Carmody	Reject	4
2624.40	Andrew Carmody	Accept in Part	3.1 & 7.1
2624.41	Andrew Carmody	Accept in Part	3.1 & 7.1
2624.42	Andrew Carmody	Accept in Part	3.1 & 7.1
2624.43	Andrew Carmody	Accept in Part	3.1 & 7.1
2624.44	Andrew Carmody	Reject	8
2624.45	Andrew Carmody	Accept in Part	5
2624.46	Andrew Carmody	Accept in Part	6.2
2624.47	Andrew Carmody	Accept in Part	6.2
2624.48	Andrew Carmody	Accept in Part	6.2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2624.49	Andrew Carmody	Accept in Part	6.2
2624.5	Andrew Carmody	Reject	4
2624.50	Andrew Carmody	Accept in Part	6.2
2624.51	Andrew Carmody	Accept in Part	6.2
2624.52	Andrew Carmody	Accept in Part	3.1 & 7.1
2624.53	Andrew Carmody	Accept in Part	3.1 & 7.1
2624.54	Andrew Carmody	Accept in Part	3.1 & 7.1
2624.55	Andrew Carmody	Accept in Part	3.1 & 7.1
2624.56	Andrew Carmody	Reject	3.1 & 7.1
2624.57	Andrew Carmody	Reject	8
2624.58	Andrew Carmody	Accept	7.3
2624.59	Andrew Carmody	Accept in Part	7.3
2624.6	Andrew Carmody	Accept in Part	5
2624.60	Andrew Carmody	Accept	7.4
2624.61	Andrew Carmody	Accept in Part	7.4
2624.62	Andrew Carmody	Reject	8
2624.63	Andrew Carmody	Accept	7.5
2624.64	Andrew Carmody	Accept in Part	7.5
2624.65	Andrew Carmody	Reject	7.5
2624.66	Andrew Carmody	Reject	8
2624.67	Andrew Carmody	Accept	7.5
2624.68	Andrew Carmody	Accept in Part	7.5
2624.69	Andrew Carmody	Reject	8
2624.7	Andrew Carmody	Accept in Part	6.2
2624.70	Andrew Carmody	Accept in Part	7.7
2624.71	Andrew Carmody	Accept in Part	7.7
2624.72	Andrew Carmody	Reject	8
2624.73	Andrew Carmody	Accept	7.7

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2624.74	Andrew Carmody	Accept in Part	7.7
2624.75	Andrew Carmody	Reject	8
2624.76	Andrew Carmody	Accept in Part	7.7
2624.77	Andrew Carmody	Accept in Part	7.7
2624.78	Andrew Carmody	Reject	8
2624.79	Andrew Carmody	Accept	7.6
2624.8	Andrew Carmody	Accept in Part	6.2
2624.80	Andrew Carmody	Accept	7.6
2624.81	Andrew Carmody	Reject	3.1
2624.82	Andrew Carmody	Reject	3.1
2624.83	Andrew Carmody	Reject	3.1
2624.84	Andrew Carmody	Reject	3.1
2624.85	Andrew Carmody	Reject	3.1
2624.86	Andrew Carmody	Reject	3.1
2624.87	Andrew Carmody	Reject	3.1
2624.88	Andrew Carmody	Reject	3.1
2624.89	Andrew Carmody	Reject	3.1
2624.9	Andrew Carmody	Accept in Part	6.2
2624.90	Andrew Carmody	Reject	3.1
2624.91	Andrew Carmody	Reject	3.1
2624.92	Andrew Carmody	Reject	3.1
2624.93	Andrew Carmody	Reject	3.1
2625.1	Ann Brown	Reject	1.4
2625.10	Ann Brown	Accept in Part	6.2
2625.11	Ann Brown	Accept in Part	3.1 & 7.1
2625.12	Ann Brown	Accept in Part	3.1 & 7.1
2625.13	Ann Brown	Accept in Part	3.1 & 7.1
2625.14	Ann Brown	Accept in Part	3.1 & 7.1



<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2625.15	Ann Brown	Reject	3.1 & 7.1
2625.16	Ann Brown	Reject	8
2625.17	Ann Brown	Accept in Part	5
2625.18	Ann Brown	Accept in Part	6.2
2625.19	Ann Brown	Accept in Part	3.1 & 7.1
2625.2	Ann Brown	Reject	4
2625.20	Ann Brown	Accept in Part	3.1 & 7.1
2625.21	Ann Brown	Accept in Part	3.1 & 7.1
2625.22	Ann Brown	Accept in Part	3.1 & 7.1
2625.23	Ann Brown	Reject	3.1 & 7.1
2625.24	Ann Brown	Reject	3.1 & 7.1
2625.25	Ann Brown	Reject	8
2625.26	Ann Brown	Accept in Part	5
2625.27	Ann Brown	Accept in Part	6.3
2625.28	Ann Brown	Accept in Part	6.3
2625.29	Ann Brown	Accept in Part	6.3
2625.3	Ann Brown	Reject	4
2625.30	Ann Brown	Accept in Part	6.3
2625.31	Ann Brown	Reject	7.2
2625.32	Ann Brown	Accept in Part	7.2
2625.33	Ann Brown	Reject	7.2
2625.34	Ann Brown	Reject	8
2625.35	Ann Brown	Accept in Part	5
2625.36	Ann Brown	Accept in Part	6.2
2625.37	Ann Brown	Accept in Part	6.2
2625.38	Ann Brown	Accept in Part	6.2
2625.39	Ann Brown	Accept in Part	6.2
2625.4	Ann Brown	Reject	4

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2625.40	Ann Brown	Accept in Part	3.1 & 7.1
2625.41	Ann Brown	Accept in Part	3.1 & 7.1
2625.42	Ann Brown	Accept in Part	3.1 & 7.1
2625.43	Ann Brown	Accept in Part	3.1 & 7.1
2625.44	Ann Brown	Reject	8
2625.45	Ann Brown	Accept in Part	5
2625.46	Ann Brown	Accept in Part	6.2
2625.47	Ann Brown	Accept in Part	6.2
2625.48	Ann Brown	Accept in Part	6.2
2625.49	Ann Brown	Accept in Part	6.2
2625.5	Ann Brown	Reject	4
2625.50	Ann Brown	Accept in Part	6.2
2625.51	Ann Brown	Accept in Part	6.2
2625.52	Ann Brown	Accept in Part	3.1 & 7.1
2625.53	Ann Brown	Accept in Part	3.1 & 7.1
2625.54	Ann Brown	Accept in Part	3.1 & 7.1
2625.55	Ann Brown	Accept in Part	3.1 & 7.1
2625.56	Ann Brown	Reject	3.1 & 7.1
2625.57	Ann Brown	Reject	8
2625.58	Ann Brown	Accept	7.3
2625.59	Ann Brown	Accept in Part	7.3
2625.6	Ann Brown	Accept in Part	5
2625.60	Ann Brown	Accept	7.4
2625.61	Ann Brown	Accept in Part	7.4
2625.62	Ann Brown	Reject	8
2625.63	Ann Brown	Accept	7.5
2625.64	Ann Brown	Accept in Part	7.5
2625.65	Ann Brown	Reject	7.5

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2625.66	Ann Brown	Reject	8
2625.67	Ann Brown	Accept	7.5
2625.68	Ann Brown	Accept in Part	7.5
2625.69	Ann Brown	Reject	8
2625.7	Ann Brown	Accept in Part	6.2
2625.70	Ann Brown	Accept in Part	7.7
2625.71	Ann Brown	Accept in Part	7.7
2625.72	Ann Brown	Reject	8
2625.73	Ann Brown	Accept	7.7
2625.74	Ann Brown	Accept in Part	7.7
2625.75	Ann Brown	Reject	8
2625.76	Ann Brown	Accept in Part	7.7
2625.77	Ann Brown	Accept in Part	7.7
2625.78	Ann Brown	Reject	8
2625.79	Ann Brown	Accept	7.6
2625.8	Ann Brown	Accept in Part	6.2
2625.80	Ann Brown	Accept	7.6
2625.81	Ann Brown	Reject	3.1
2625.82	Ann Brown	Reject	3.1
2625.83	Ann Brown	Reject	3.1
2625.84	Ann Brown	Reject	3.1
2625.85	Ann Brown	Reject	3.1
2625.86	Ann Brown	Reject	3.1
2625.87	Ann Brown	Reject	3.1
2625.88	Ann Brown	Reject	3.1
2625.89	Ann Brown	Reject	3.1
2625.9	Ann Brown	Accept in Part	6.2
2625.90	Ann Brown	Reject	3.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2625.91	Ann Brown	Reject	3.1
2625.92	Ann Brown	Reject	3.1
2625.93	Ann Brown	Reject	3.1
2626.1	Brian and Louise Hall	Reject	1.4
2626.10	Brian and Louise Hall	Accept in Part	6.2
2626.11	Brian and Louise Hall	Accept in Part	3.1 & 7.1
2626.12	Brian and Louise Hall	Accept in Part	3.1 & 7.1
2626.13	Brian and Louise Hall	Accept in Part	3.1 & 7.1
2626.14	Brian and Louise Hall	Accept in Part	3.1 & 7.1
2626.15	Brian and Louise Hall	Reject	3.1 & 7.1
2626.16	Brian and Louise Hall	Reject	8
2626.17	Brian and Louise Hall	Accept in Part	5
2626.18	Brian and Louise Hall	Accept in Part	6.2
2626.19	Brian and Louise Hall	Accept in Part	3.1 & 7.1
2626.2	Brian and Louise Hall	Reject	4
2626.20	Brian and Louise Hall	Accept in Part	3.1 & 7.1
2626.21	Brian and Louise Hall	Accept in Part	3.1 & 7.1
2626.22	Brian and Louise Hall	Accept in Part	3.1 & 7.1
2626.23	Brian and Louise Hall	Reject	3.1 & 7.1
2626.24	Brian and Louise Hall	Reject	3.1 & 7.1
2626.25	Brian and Louise Hall	Reject	8
2626.26	Brian and Louise Hall	Accept in Part	5
2626.27	Brian and Louise Hall	Accept in Part	6.3
2626.28	Brian and Louise Hall	Accept in Part	6.3
2626.29	Brian and Louise Hall	Accept in Part	6.3
2626.3	Brian and Louise Hall	Reject	4
2626.30	Brian and Louise Hall	Accept in Part	6.3
2626.31	Brian and Louise Hall	Reject	7.2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2626.32	Brian and Louise Hall	Accept in Part	7.2
2626.33	Brian and Louise Hall	Reject	7.2
2626.34	Brian and Louise Hall	Reject	8
2626.35	Brian and Louise Hall	Accept in Part	5
2626.36	Brian and Louise Hall	Accept in Part	6.2
2626.37	Brian and Louise Hall	Accept in Part	6.2
2626.38	Brian and Louise Hall	Accept in Part	6.2
2626.39	Brian and Louise Hall	Accept in Part	6.2
2626.4	Brian and Louise Hall	Reject	4
2626.40	Brian and Louise Hall	Accept in Part	3.1 & 7.1
2626.41	Brian and Louise Hall	Accept in Part	3.1 & 7.1
2626.42	Brian and Louise Hall	Accept in Part	3.1 & 7.1
2626.43	Brian and Louise Hall	Accept in Part	3.1 & 7.1
2626.44	Brian and Louise Hall	Reject	8
2626.45	Brian and Louise Hall	Accept in Part	5
2626.46	Brian and Louise Hall	Accept in Part	6.2
2626.47	Brian and Louise Hall	Accept in Part	6.2
2626.48	Brian and Louise Hall	Accept in Part	6.2
2626.49	Brian and Louise Hall	Accept in Part	6.2
2626.5	Brian and Louise Hall	Reject	4
2626.50	Brian and Louise Hall	Accept in Part	6.2
2626.51	Brian and Louise Hall	Accept in Part	6.2
2626.52	Brian and Louise Hall	Accept in Part	3.1 & 7.1
2626.53	Brian and Louise Hall	Accept in Part	3.1 & 7.1
2626.54	Brian and Louise Hall	Accept in Part	3.1 & 7.1
2626.55	Brian and Louise Hall	Accept in Part	3.1 & 7.1
2626.56	Brian and Louise Hall	Reject	3.1 & 7.1
2626.57	Brian and Louise Hall	Reject	8

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2626.58	Brian and Louise Hall	Accept	7.3
2626.59	Brian and Louise Hall	Accept in Part	7.3
2626.6	Brian and Louise Hall	Accept in Part	5
2626.60	Brian and Louise Hall	Accept	7.4
2626.61	Brian and Louise Hall	Accept in Part	7.4
2626.62	Brian and Louise Hall	Reject	8
2626.63	Brian and Louise Hall	Accept	7.5
2626.64	Brian and Louise Hall	Accept in Part	7.5
2626.65	Brian and Louise Hall	Reject	7.5
2626.66	Brian and Louise Hall	Reject	8
2626.67	Brian and Louise Hall	Accept	7.5
2626.68	Brian and Louise Hall	Accept in Part	7.5
2626.69	Brian and Louise Hall	Reject	8
2626.7	Brian and Louise Hall	Accept in Part	6.2
2626.70	Brian and Louise Hall	Accept in Part	7.7
2626.71	Brian and Louise Hall	Accept in Part	7.7
2626.72	Brian and Louise Hall	Reject	8
2626.73	Brian and Louise Hall	Accept	7.7
2626.74	Brian and Louise Hall	Accept in Part	7.7
2626.75	Brian and Louise Hall	Reject	8
2626.76	Brian and Louise Hall	Accept in Part	7.7
2626.77	Brian and Louise Hall	Accept in Part	7.7
2626.78	Brian and Louise Hall	Reject	8
2626.79	Brian and Louise Hall	Accept	7.6
2626.8	Brian and Louise Hall	Accept in Part	6.2
2626.80	Brian and Louise Hall	Accept	7.6
2626.81	Brian and Louise Hall	Reject	3.1
2626.82	Brian and Louise Hall	Reject	3.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2626.83	Brian and Louise Hall	Reject	3.1
2626.84	Brian and Louise Hall	Reject	3.1
2626.85	Brian and Louise Hall	Reject	3.1
2626.86	Brian and Louise Hall	Reject	3.1
2626.87	Brian and Louise Hall	Reject	3.1
2626.88	Brian and Louise Hall	Reject	3.1
2626.89	Brian and Louise Hall	Reject	3.1
2626.9	Brian and Louise Hall	Accept in Part	6.2
2626.90	Brian and Louise Hall	Reject	3.1
2626.91	Brian and Louise Hall	Reject	3.1
2626.92	Brian and Louise Hall	Reject	3.1
2626.93	Brian and Louise Hall	Reject	3.1
2627.1	Byron Ballan	Reject	1.4
2627.10	Byron Ballan	Accept in Part	6.2
2627.11	Byron Ballan	Accept in Part	3.1 & 7.1
2627.12	Byron Ballan	Accept in Part	3.1 & 7.1
2627.13	Byron Ballan	Accept in Part	3.1 & 7.1
2627.14	Byron Ballan	Accept in Part	3.1 & 7.1
2627.15	Byron Ballan	Reject	3.1 & 7.1
2627.16	Byron Ballan	Reject	8
2627.17	Byron Ballan	Accept in Part	5
2627.18	Byron Ballan	Accept in Part	6.2
2627.19	Byron Ballan	Accept in Part	3.1 & 7.1
2627.2	Byron Ballan	Reject	4
2627.20	Byron Ballan	Accept in Part	3.1 & 7.1
2627.21	Byron Ballan	Accept in Part	3.1 & 7.1
2627.22	Byron Ballan	Accept in Part	3.1 & 7.1
2627.23	Byron Ballan	Reject	3.1 & 7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2627.24	Byron Ballan	Reject	3.1 & 7.1
2627.25	Byron Ballan	Reject	8
2627.26	Byron Ballan	Accept in Part	5
2627.27	Byron Ballan	Accept in Part	6.3
2627.28	Byron Ballan	Accept in Part	6.3
2627.29	Byron Ballan	Accept in Part	6.3
2627.3	Byron Ballan	Reject	4
2627.30	Byron Ballan	Accept in Part	6.3
2627.31	Byron Ballan	Reject	7.2
2627.32	Byron Ballan	Accept in Part	7.2
2627.33	Byron Ballan	Reject	7.2
2627.34	Byron Ballan	Reject	8
2627.35	Byron Ballan	Accept in Part	5
2627.36	Byron Ballan	Accept in Part	6.2
2627.37	Byron Ballan	Accept in Part	6.2
2627.38	Byron Ballan	Accept in Part	6.2
2627.39	Byron Ballan	Accept in Part	6.2
2627.4	Byron Ballan	Reject	4
2627.40	Byron Ballan	Accept in Part	3.1 & 7.1
2627.41	Byron Ballan	Accept in Part	3.1 & 7.1
2627.42	Byron Ballan	Accept in Part	3.1 & 7.1
2627.43	Byron Ballan	Accept in Part	3.1 & 7.1
2627.44	Byron Ballan	Reject	8
2627.45	Byron Ballan	Accept in Part	5
2627.46	Byron Ballan	Accept in Part	6.2
2627.47	Byron Ballan	Accept in Part	6.2
2627.48	Byron Ballan	Accept in Part	6.2
2627.49	Byron Ballan	Accept in Part	6.2



<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2627.5	Byron Ballan	Reject	4
2627.50	Byron Ballan	Accept in Part	6.2
2627.51	Byron Ballan	Accept in Part	6.2
2627.52	Byron Ballan	Accept in Part	3.1 & 7.1
2627.53	Byron Ballan	Accept in Part	3.1 & 7.1
2627.54	Byron Ballan	Accept in Part	3.1 & 7.1
2627.55	Byron Ballan	Accept in Part	3.1 & 7.1
2627.56	Byron Ballan	Reject	3.1 & 7.1
2627.57	Byron Ballan	Reject	8
2627.58	Byron Ballan	Accept	7.3
2627.59	Byron Ballan	Accept in Part	7.3
2627.6	Byron Ballan	Accept in Part	5
2627.60	Byron Ballan	Accept	7.4
2627.61	Byron Ballan	Accept in Part	7.4
2627.62	Byron Ballan	Reject	8
2627.63	Byron Ballan	Accept	7.5
2627.64	Byron Ballan	Accept in Part	7.5
2627.65	Byron Ballan	Reject	7.5
2627.66	Byron Ballan	Reject	8
2627.67	Byron Ballan	Accept	7.5
2627.68	Byron Ballan	Accept in Part	7.5
2627.69	Byron Ballan	Reject	8
2627.7	Byron Ballan	Accept in Part	6.2
2627.70	Byron Ballan	Accept in Part	7.7
2627.71	Byron Ballan	Accept in Part	7.7
2627.72	Byron Ballan	Reject	8
2627.73	Byron Ballan	Accept	7.7
2627.74	Byron Ballan	Accept in Part	7.7

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2627.75	Byron Ballan	Reject	8
2627.76	Byron Ballan	Accept in Part	7.7
2627.77	Byron Ballan	Accept in Part	7.7
2627.78	Byron Ballan	Reject	8
2627.79	Byron Ballan	Accept	7.6
2627.8	Byron Ballan	Accept in Part	6.2
2627.80	Byron Ballan	Accept	7.6
2627.81	Byron Ballan	Reject	3.1
2627.82	Byron Ballan	Reject	3.1
2627.83	Byron Ballan	Reject	3.1
2627.84	Byron Ballan	Reject	3.1
2627.85	Byron Ballan	Reject	3.1
2627.86	Byron Ballan	Reject	3.1
2627.87	Byron Ballan	Reject	3.1
2627.88	Byron Ballan	Reject	3.1
2627.89	Byron Ballan	Reject	3.1
2627.9	Byron Ballan	Accept in Part	6.2
2627.90	Byron Ballan	Reject	3.1
2627.91	Byron Ballan	Reject	3.1
2627.92	Byron Ballan	Reject	3.1
2627.93	Byron Ballan	Reject	3.1
2628.1	Casey Stuart	Reject	1.4
2628.10	Casey Stuart	Accept in Part	6.2
2628.11	Casey Stuart	Accept in Part	3.1 & 7.1
2628.12	Casey Stuart	Accept in Part	3.1 & 7.1
2628.13	Casey Stuart	Accept in Part	3.1 & 7.1
2628.14	Casey Stuart	Accept in Part	3.1 & 7.1
2628.15	Casey Stuart	Reject	3.1 & 7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2628.16	Casey Stuart	Reject	8
2628.17	Casey Stuart	Accept in Part	5
2628.18	Casey Stuart	Accept in Part	6.2
2628.19	Casey Stuart	Accept in Part	3.1 & 7.1
2628.2	Casey Stuart	Reject	4
2628.20	Casey Stuart	Accept in Part	3.1 & 7.1
2628.21	Casey Stuart	Accept in Part	3.1 & 7.1
2628.22	Casey Stuart	Accept in Part	3.1 & 7.1
2628.23	Casey Stuart	Reject	3.1 & 7.1
2628.24	Casey Stuart	Reject	3.1 & 7.1
2628.25	Casey Stuart	Reject	8
2628.26	Casey Stuart	Accept in Part	5
2628.27	Casey Stuart	Accept in Part	6.3
2628.28	Casey Stuart	Accept in Part	6.3
2628.29	Casey Stuart	Accept in Part	6.3
2628.3	Casey Stuart	Reject	4
2628.30	Casey Stuart	Accept in Part	6.3
2628.31	Casey Stuart	Reject	7.2
2628.32	Casey Stuart	Accept in Part	7.2
2628.33	Casey Stuart	Reject	7.2
2628.34	Casey Stuart	Reject	8
2628.35	Casey Stuart	Accept in Part	5
2628.36	Casey Stuart	Accept in Part	6.2
2628.37	Casey Stuart	Accept in Part	6.2
2628.38	Casey Stuart	Accept in Part	6.2
2628.39	Casey Stuart	Accept in Part	6.2
2628.4	Casey Stuart	Reject	4
2628.40	Casey Stuart	Accept in Part	3.1 & 7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2628.41	Casey Stuart	Accept in Part	3.1 & 7.1
2628.42	Casey Stuart	Accept in Part	3.1 & 7.1
2628.43	Casey Stuart	Accept in Part	3.1 & 7.1
2628.44	Casey Stuart	Reject	8
2628.45	Casey Stuart	Accept in Part	5
2628.46	Casey Stuart	Accept in Part	6.2
2628.47	Casey Stuart	Accept in Part	6.2
2628.48	Casey Stuart	Accept in Part	6.2
2628.49	Casey Stuart	Accept in Part	6.2
2628.5	Casey Stuart	Reject	4
2628.50	Casey Stuart	Accept in Part	6.2
2628.51	Casey Stuart	Accept in Part	6.2
2628.52	Casey Stuart	Accept in Part	3.1 & 7.1
2628.53	Casey Stuart	Accept in Part	3.1 & 7.1
2628.54	Casey Stuart	Accept in Part	3.1 & 7.1
2628.55	Casey Stuart	Accept in Part	3.1 & 7.1
2628.56	Casey Stuart	Reject	3.1 & 7.1
2628.57	Casey Stuart	Reject	8
2628.58	Casey Stuart	Accept	7.3
2628.59	Casey Stuart	Accept in Part	7.3
2628.6	Casey Stuart	Accept in Part	5
2628.60	Casey Stuart	Accept	7.4
2628.61	Casey Stuart	Accept in Part	7.4
2628.62	Casey Stuart	Reject	8
2628.63	Casey Stuart	Accept	7.5
2628.64	Casey Stuart	Accept in Part	7.5
2628.65	Casey Stuart	Reject	7.5
2628.66	Casey Stuart	Reject	8

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2628.67	Casey Stuart	Accept	7.5
2628.68	Casey Stuart	Accept in Part	7.5
2628.69	Casey Stuart	Reject	8
2628.7	Casey Stuart	Accept in Part	6.2
2628.70	Casey Stuart	Accept in Part	7.7
2628.71	Casey Stuart	Accept in Part	7.7
2628.72	Casey Stuart	Reject	8
2628.73	Casey Stuart	Accept	7.7
2628.74	Casey Stuart	Accept in Part	7.7
2628.75	Casey Stuart	Reject	8
2628.76	Casey Stuart	Accept in Part	7.7
2628.77	Casey Stuart	Accept in Part	7.7
2628.78	Casey Stuart	Reject	8
2628.79	Casey Stuart	Accept	7.6
2628.8	Casey Stuart	Accept in Part	6.2
2628.80	Casey Stuart	Accept	7.6
2628.81	Casey Stuart	Reject	3.1
2628.82	Casey Stuart	Reject	3.1
2628.83	Casey Stuart	Reject	3.1
2628.84	Casey Stuart	Reject	3.1
2628.85	Casey Stuart	Reject	3.1
2628.86	Casey Stuart	Reject	3.1
2628.87	Casey Stuart	Reject	3.1
2628.88	Casey Stuart	Reject	3.1
2628.89	Casey Stuart	Reject	3.1
2628.9	Casey Stuart	Accept in Part	6.2
2628.90	Casey Stuart	Reject	3.1
2628.91	Casey Stuart	Reject	3.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2628.92	Casey Stuart	Reject	3.1
2628.93	Casey Stuart	Reject	3.1
2629.1	Chris and Tony Carrell	Reject	1.4
2629.10	Chris and Tony Carrell	Accept in Part	6.2
2629.11	Chris and Tony Carrell	Accept in Part	3.1 & 7.1
2629.12	Chris and Tony Carrell	Accept in Part	3.1 & 7.1
2629.13	Chris and Tony Carrell	Accept in Part	3.1 & 7.1
2629.14	Chris and Tony Carrell	Accept in Part	3.1 & 7.1
2629.15	Chris and Tony Carrell	Reject	3.1 & 7.1
2629.16	Chris and Tony Carrell	Reject	8
2629.17	Chris and Tony Carrell	Accept in Part	5
2629.18	Chris and Tony Carrell	Accept in Part	6.2
2629.19	Chris and Tony Carrell	Accept in Part	3.1 & 7.1
2629.2	Chris and Tony Carrell	Reject	4
2629.20	Chris and Tony Carrell	Accept in Part	3.1 & 7.1
2629.21	Chris and Tony Carrell	Accept in Part	3.1 & 7.1
2629.22	Chris and Tony Carrell	Accept in Part	3.1 & 7.1
2629.23	Chris and Tony Carrell	Reject	3.1 & 7.1
2629.24	Chris and Tony Carrell	Reject	3.1 & 7.1
2629.25	Chris and Tony Carrell	Reject	8
2629.26	Chris and Tony Carrell	Accept in Part	5
2629.27	Chris and Tony Carrell	Accept in Part	6.3
2629.28	Chris and Tony Carrell	Accept in Part	6.3
2629.29	Chris and Tony Carrell	Accept in Part	6.3
2629.3	Chris and Tony Carrell	Reject	4
2629.30	Chris and Tony Carrell	Accept in Part	6.3
2629.31	Chris and Tony Carrell	Reject	7.2
2629.32	Chris and Tony Carrell	Accept in Part	7.2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2629.33	Chris and Tony Carrell	Reject	7.2
2629.34	Chris and Tony Carrell	Reject	8
2629.35	Chris and Tony Carrell	Accept in Part	5
2629.36	Chris and Tony Carrell	Accept in Part	6.2
2629.37	Chris and Tony Carrell	Accept in Part	6.2
2629.38	Chris and Tony Carrell	Accept in Part	6.2
2629.39	Chris and Tony Carrell	Accept in Part	6.2
2629.4	Chris and Tony Carrell	Reject	4
2629.40	Chris and Tony Carrell	Accept in Part	3.1 & 7.1
2629.41	Chris and Tony Carrell	Accept in Part	3.1 & 7.1
2629.42	Chris and Tony Carrell	Accept in Part	3.1 & 7.1
2629.43	Chris and Tony Carrell	Accept in Part	3.1 & 7.1
2629.44	Chris and Tony Carrell	Reject	8
2629.45	Chris and Tony Carrell	Accept in Part	5
2629.46	Chris and Tony Carrell	Accept in Part	6.2
2629.47	Chris and Tony Carrell	Accept in Part	6.2
2629.48	Chris and Tony Carrell	Accept in Part	6.2
2629.49	Chris and Tony Carrell	Accept in Part	6.2
2629.5	Chris and Tony Carrell	Reject	4
2629.50	Chris and Tony Carrell	Accept in Part	6.2
2629.51	Chris and Tony Carrell	Accept in Part	6.2
2629.52	Chris and Tony Carrell	Accept in Part	3.1 & 7.1
2629.53	Chris and Tony Carrell	Accept in Part	3.1 & 7.1
2629.54	Chris and Tony Carrell	Accept in Part	3.1 & 7.1
2629.55	Chris and Tony Carrell	Accept in Part	3.1 & 7.1
2629.56	Chris and Tony Carrell	Reject	3.1 & 7.1
2629.57	Chris and Tony Carrell	Reject	8
2629.58	Chris and Tony Carrell	Accept	7.3

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2629.59	Chris and Tony Carrell	Accept in Part	7.3
2629.6	Chris and Tony Carrell	Accept in Part	5
2629.60	Chris and Tony Carrell	Accept	7.4
2629.61	Chris and Tony Carrell	Accept in Part	7.4
2629.62	Chris and Tony Carrell	Reject	8
2629.63	Chris and Tony Carrell	Accept	7.5
2629.64	Chris and Tony Carrell	Accept in Part	7.5
2629.65	Chris and Tony Carrell	Reject	7.5
2629.66	Chris and Tony Carrell	Reject	8
2629.67	Chris and Tony Carrell	Accept	7.5
2629.68	Chris and Tony Carrell	Accept in Part	7.5
2629.69	Chris and Tony Carrell	Reject	8
2629.7	Chris and Tony Carrell	Accept in Part	6.2
2629.70	Chris and Tony Carrell	Accept in Part	7.7
2629.71	Chris and Tony Carrell	Accept in Part	7.7
2629.72	Chris and Tony Carrell	Reject	8
2629.73	Chris and Tony Carrell	Accept	7.7
2629.74	Chris and Tony Carrell	Accept in Part	7.7
2629.75	Chris and Tony Carrell	Reject	8
2629.76	Chris and Tony Carrell	Accept in Part	7.7
2629.77	Chris and Tony Carrell	Accept in Part	7.7
2629.78	Chris and Tony Carrell	Reject	8
2629.79	Chris and Tony Carrell	Accept	7.6
2629.8	Chris and Tony Carrell	Accept in Part	6.2
2629.80	Chris and Tony Carrell	Accept	7.6
2629.81	Chris and Tony Carrell	Reject	3.1
2629.82	Chris and Tony Carrell	Reject	3.1
2629.83	Chris and Tony Carrell	Reject	3.1



<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2629.84	Chris and Tony Carrell	Reject	3.1
2629.85	Chris and Tony Carrell	Reject	3.1
2629.86	Chris and Tony Carrell	Reject	3.1
2629.87	Chris and Tony Carrell	Reject	3.1
2629.88	Chris and Tony Carrell	Reject	3.1
2629.89	Chris and Tony Carrell	Reject	3.1
2629.9	Chris and Tony Carrell	Accept in Part	6.2
2629.90	Chris and Tony Carrell	Reject	3.1
2629.91	Chris and Tony Carrell	Reject	3.1
2629.92	Chris and Tony Carrell	Reject	3.1
2629.93	Chris and Tony Carrell	Reject	3.1
2630.1	Christine and Chris Fitzgerald and Lee	Reject	1.4
2630.10	Christine and Chris Fitzgerald and Lee	Accept in Part	6.2
2630.11	Christine and Chris Fitzgerald and Lee	Accept in Part	3.1 & 7.1
2630.12	Christine and Chris Fitzgerald and Lee	Accept in Part	3.1 & 7.1
2630.13	Christine and Chris Fitzgerald and Lee	Accept in Part	3.1 & 7.1
2630.14	Christine and Chris Fitzgerald and Lee	Accept in Part	3.1 & 7.1
2630.15	Christine and Chris Fitzgerald and Lee	Reject	3.1 & 7.1
2630.16	Christine and Chris Fitzgerald and Lee	Reject	8
2630.17	Christine and Chris Fitzgerald and Lee	Accept in Part	5
2630.18	Christine and Chris Fitzgerald and Lee	Accept in Part	6.2
2630.19	Christine and Chris Fitzgerald and Lee	Accept in Part	3.1 & 7.1
2630.2	Christine and Chris Fitzgerald and Lee	Reject	4
2630.20	Christine and Chris Fitzgerald and Lee	Accept in Part	3.1 & 7.1
2630.21	Christine and Chris Fitzgerald and Lee	Accept in Part	3.1 & 7.1
2630.22	Christine and Chris Fitzgerald and Lee	Accept in Part	3.1 & 7.1
2630.23	Christine and Chris Fitzgerald and Lee	Reject	3.1 & 7.1
2630.24	Christine and Chris Fitzgerald and Lee	Reject	3.1 & 7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2630.25	Christine and Chris Fitzgerald and Lee	Reject	8
2630.26	Christine and Chris Fitzgerald and Lee	Accept in Part	5
2630.27	Christine and Chris Fitzgerald and Lee	Accept in Part	6.3
2630.28	Christine and Chris Fitzgerald and Lee	Accept in Part	6.3
2630.29	Christine and Chris Fitzgerald and Lee	Accept in Part	6.3
2630.3	Christine and Chris Fitzgerald and Lee	Reject	4
2630.30	Christine and Chris Fitzgerald and Lee	Accept in Part	6.3
2630.31	Christine and Chris Fitzgerald and Lee	Reject	7.2
2630.32	Christine and Chris Fitzgerald and Lee	Accept in Part	7.2
2630.33	Christine and Chris Fitzgerald and Lee	Reject	7.2
2630.34	Christine and Chris Fitzgerald and Lee	Reject	8
2630.35	Christine and Chris Fitzgerald and Lee	Accept in Part	5
2630.36	Christine and Chris Fitzgerald and Lee	Accept in Part	6.2
2630.37	Christine and Chris Fitzgerald and Lee	Accept in Part	6.2
2630.38	Christine and Chris Fitzgerald and Lee	Accept in Part	6.2
2630.39	Christine and Chris Fitzgerald and Lee	Accept in Part	6.2
2630.4	Christine and Chris Fitzgerald and Lee	Reject	4
2630.40	Christine and Chris Fitzgerald and Lee	Accept in Part	3.1 & 7.1
2630.41	Christine and Chris Fitzgerald and Lee	Accept in Part	3.1 & 7.1
2630.42	Christine and Chris Fitzgerald and Lee	Accept in Part	3.1 & 7.1
2630.43	Christine and Chris Fitzgerald and Lee	Accept in Part	3.1 & 7.1
2630.44	Christine and Chris Fitzgerald and Lee	Reject	8
2630.45	Christine and Chris Fitzgerald and Lee	Accept in Part	5
2630.46	Christine and Chris Fitzgerald and Lee	Accept in Part	6.2
2630.47	Christine and Chris Fitzgerald and Lee	Accept in Part	6.2
2630.48	Christine and Chris Fitzgerald and Lee	Accept in Part	6.2
2630.49	Christine and Chris Fitzgerald and Lee	Accept in Part	6.2
2630.5	Christine and Chris Fitzgerald and Lee	Reject	4

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2630.50	Christine and Chris Fitzgerald and Lee	Accept in Part	6.2
2630.51	Christine and Chris Fitzgerald and Lee	Accept in Part	6.2
2630.52	Christine and Chris Fitzgerald and Lee	Accept in Part	3.1 & 7.1
2630.53	Christine and Chris Fitzgerald and Lee	Accept in Part	3.1 & 7.1
2630.54	Christine and Chris Fitzgerald and Lee	Accept in Part	3.1 & 7.1
2630.55	Christine and Chris Fitzgerald and Lee	Accept in Part	3.1 & 7.1
2630.56	Christine and Chris Fitzgerald and Lee	Reject	3.1 & 7.1
2630.57	Christine and Chris Fitzgerald and Lee	Reject	8
2630.58	Christine and Chris Fitzgerald and Lee	Accept	7.3
2630.59	Christine and Chris Fitzgerald and Lee	Accept in Part	7.3
2630.6	Christine and Chris Fitzgerald and Lee	Accept in Part	5
2630.60	Christine and Chris Fitzgerald and Lee	Accept	7.4
2630.61	Christine and Chris Fitzgerald and Lee	Accept in Part	7.4
2630.62	Christine and Chris Fitzgerald and Lee	Reject	8
2630.63	Christine and Chris Fitzgerald and Lee	Accept	7.5
2630.64	Christine and Chris Fitzgerald and Lee	Accept in Part	7.5
2630.65	Christine and Chris Fitzgerald and Lee	Reject	7.5
2630.66	Christine and Chris Fitzgerald and Lee	Reject	8
2630.67	Christine and Chris Fitzgerald and Lee	Accept	7.5
2630.68	Christine and Chris Fitzgerald and Lee	Accept in Part	7.5
2630.69	Christine and Chris Fitzgerald and Lee	Reject	8
2630.7	Christine and Chris Fitzgerald and Lee	Accept in Part	6.2
2630.70	Christine and Chris Fitzgerald and Lee	Accept in Part	7.7
2630.71	Christine and Chris Fitzgerald and Lee	Accept in Part	7.7
2630.72	Christine and Chris Fitzgerald and Lee	Reject	8
2630.73	Christine and Chris Fitzgerald and Lee	Accept	7.7
2630.74	Christine and Chris Fitzgerald and Lee	Accept in Part	7.7
2630.75	Christine and Chris Fitzgerald and Lee	Reject	8

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2630.76	Christine and Chris Fitzgerald and Lee	Accept in Part	7.7
2630.77	Christine and Chris Fitzgerald and Lee	Accept in Part	7.7
2630.78	Christine and Chris Fitzgerald and Lee	Reject	8
2630.79	Christine and Chris Fitzgerald and Lee	Accept	7.6
2630.8	Christine and Chris Fitzgerald and Lee	Accept in Part	6.2
2630.80	Christine and Chris Fitzgerald and Lee	Accept	7.6
2630.81	Christine and Chris Fitzgerald and Lee	Reject	3.1
2630.82	Christine and Chris Fitzgerald and Lee	Reject	3.1
2630.83	Christine and Chris Fitzgerald and Lee	Reject	3.1
2630.84	Christine and Chris Fitzgerald and Lee	Reject	3.1
2630.85	Christine and Chris Fitzgerald and Lee	Reject	3.1
2630.86	Christine and Chris Fitzgerald and Lee	Reject	3.1
2630.87	Christine and Chris Fitzgerald and Lee	Reject	3.1
2630.88	Christine and Chris Fitzgerald and Lee	Reject	3.1
2630.89	Christine and Chris Fitzgerald and Lee	Reject	3.1
2630.9	Christine and Chris Fitzgerald and Lee	Accept in Part	6.2
2630.90	Christine and Chris Fitzgerald and Lee	Reject	3.1
2630.91	Christine and Chris Fitzgerald and Lee	Reject	3.1
2630.92	Christine and Chris Fitzgerald and Lee	Reject	3.1
2630.93	Christine and Chris Fitzgerald and Lee	Reject	3.1
2631.1	Dave and Sarah Macleod	Reject	1.4
2631.10	Dave and Sarah Macleod	Accept in Part	6.2
2631.11	Dave and Sarah Macleod	Accept in Part	3.1 & 7.1
2631.12	Dave and Sarah Macleod	Accept in Part	3.1 & 7.1
2631.13	Dave and Sarah Macleod	Accept in Part	3.1 & 7.1
2631.14	Dave and Sarah Macleod	Accept in Part	3.1 & 7.1
2631.15	Dave and Sarah Macleod	Reject	3.1 & 7.1
2631.16	Dave and Sarah Macleod	Reject	8

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2631.17	Dave and Sarah Macleod	Accept in Part	5
2631.18	Dave and Sarah Macleod	Accept in Part	6.2
2631.19	Dave and Sarah Macleod	Accept in Part	3.1 & 7.1
2631.2	Dave and Sarah Macleod	Reject	4
2631.20	Dave and Sarah Macleod	Accept in Part	3.1 & 7.1
2631.21	Dave and Sarah Macleod	Accept in Part	3.1 & 7.1
2631.22	Dave and Sarah Macleod	Accept in Part	3.1 & 7.1
2631.23	Dave and Sarah Macleod	Reject	3.1 & 7.1
2631.24	Dave and Sarah Macleod	Reject	3.1 & 7.1
2631.25	Dave and Sarah Macleod	Reject	8
2631.26	Dave and Sarah Macleod	Accept in Part	5
2631.27	Dave and Sarah Macleod	Accept in Part	6.3
2631.28	Dave and Sarah Macleod	Accept in Part	6.3
2631.29	Dave and Sarah Macleod	Accept in Part	6.3
2631.3	Dave and Sarah Macleod	Reject	4
2631.30	Dave and Sarah Macleod	Accept in Part	6.3
2631.31	Dave and Sarah Macleod	Reject	7.2
2631.32	Dave and Sarah Macleod	Accept in Part	7.2
2631.33	Dave and Sarah Macleod	Reject	7.2
2631.34	Dave and Sarah Macleod	Reject	8
2631.35	Dave and Sarah Macleod	Accept in Part	5
2631.36	Dave and Sarah Macleod	Accept in Part	6.2
2631.37	Dave and Sarah Macleod	Accept in Part	6.2
2631.38	Dave and Sarah Macleod	Accept in Part	6.2
2631.39	Dave and Sarah Macleod	Accept in Part	6.2
2631.4	Dave and Sarah Macleod	Reject	4
2631.40	Dave and Sarah Macleod	Accept in Part	3.1 & 7.1
2631.41	Dave and Sarah Macleod	Accept in Part	3.1 & 7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2631.42	Dave and Sarah Macleod	Accept in Part	3.1 & 7.1
2631.43	Dave and Sarah Macleod	Accept in Part	3.1 & 7.1
2631.44	Dave and Sarah Macleod	Reject	8
2631.45	Dave and Sarah Macleod	Accept in Part	5
2631.46	Dave and Sarah Macleod	Accept in Part	6.2
2631.47	Dave and Sarah Macleod	Accept in Part	6.2
2631.48	Dave and Sarah Macleod	Accept in Part	6.2
2631.49	Dave and Sarah Macleod	Accept in Part	6.2
2631.5	Dave and Sarah Macleod	Reject	4
2631.50	Dave and Sarah Macleod	Accept in Part	6.2
2631.51	Dave and Sarah Macleod	Accept in Part	6.2
2631.52	Dave and Sarah Macleod	Accept in Part	3.1 & 7.1
2631.53	Dave and Sarah Macleod	Accept in Part	3.1 & 7.1
2631.54	Dave and Sarah Macleod	Accept in Part	3.1 & 7.1
2631.55	Dave and Sarah Macleod	Accept in Part	3.1 & 7.1
2631.56	Dave and Sarah Macleod	Reject	3.1 & 7.1
2631.57	Dave and Sarah Macleod	Reject	8
2631.58	Dave and Sarah Macleod	Accept	7.3
2631.59	Dave and Sarah Macleod	Accept in Part	7.3
2631.6	Dave and Sarah Macleod	Accept in Part	5
2631.60	Dave and Sarah Macleod	Accept	7.4
2631.61	Dave and Sarah Macleod	Accept in Part	7.4
2631.62	Dave and Sarah Macleod	Reject	8
2631.63	Dave and Sarah Macleod	Accept	7.5
2631.64	Dave and Sarah Macleod	Accept in Part	7.5
2631.65	Dave and Sarah Macleod	Reject	7.5
2631.66	Dave and Sarah Macleod	Reject	8
2631.67	Dave and Sarah Macleod	Accept	7.5

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2631.68	Dave and Sarah Macleod	Accept in Part	7.5
2631.69	Dave and Sarah Macleod	Reject	8
2631.7	Dave and Sarah Macleod	Accept in Part	6.2
2631.70	Dave and Sarah Macleod	Accept in Part	7.7
2631.71	Dave and Sarah Macleod	Accept in Part	7.7
2631.72	Dave and Sarah Macleod	Reject	8
2631.73	Dave and Sarah Macleod	Accept	7.7
2631.74	Dave and Sarah Macleod	Accept in Part	7.7
2631.75	Dave and Sarah Macleod	Reject	8
2631.76	Dave and Sarah Macleod	Accept in Part	7.7
2631.77	Dave and Sarah Macleod	Accept in Part	7.7
2631.78	Dave and Sarah Macleod	Reject	8
2631.79	Dave and Sarah Macleod	Accept	7.6
2631.8	Dave and Sarah Macleod	Accept in Part	6.2
2631.80	Dave and Sarah Macleod	Accept	7.6
2631.81	Dave and Sarah Macleod	Reject	3.1
2631.82	Dave and Sarah Macleod	Reject	3.1
2631.83	Dave and Sarah Macleod	Reject	3.1
2631.84	Dave and Sarah Macleod	Reject	3.1
2631.85	Dave and Sarah Macleod	Reject	3.1
2631.86	Dave and Sarah Macleod	Reject	3.1
2631.87	Dave and Sarah Macleod	Reject	3.1
2631.88	Dave and Sarah Macleod	Reject	3.1
2631.89	Dave and Sarah Macleod	Reject	3.1
2631.9	Dave and Sarah Macleod	Accept in Part	6.2
2631.90	Dave and Sarah Macleod	Reject	3.1
2631.91	Dave and Sarah Macleod	Reject	3.1
2631.92	Dave and Sarah Macleod	Reject	3.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2631.93	Dave and Sarah Macleod	Reject	3.1
2632.1	Deidre Graham	Reject	1.4
2632.10	Deidre Graham	Accept in Part	6.2
2632.11	Deidre Graham	Accept in Part	3.1 & 7.1
2632.12	Deidre Graham	Accept in Part	3.1 & 7.1
2632.13	Deidre Graham	Accept in Part	3.1 & 7.1
2632.14	Deidre Graham	Accept in Part	3.1 & 7.1
2632.15	Deidre Graham	Reject	3.1 & 7.1
2632.16	Deidre Graham	Reject	8
2632.17	Deidre Graham	Accept in Part	5
2632.18	Deidre Graham	Accept in Part	6.2
2632.19	Deidre Graham	Accept in Part	3.1 & 7.1
2632.2	Deidre Graham	Reject	4
2632.20	Deidre Graham	Accept in Part	3.1 & 7.1
2632.21	Deidre Graham	Accept in Part	3.1 & 7.1
2632.22	Deidre Graham	Accept in Part	3.1 & 7.1
2632.23	Deidre Graham	Reject	3.1 & 7.1
2632.24	Deidre Graham	Reject	3.1 & 7.1
2632.25	Deidre Graham	Reject	8
2632.26	Deidre Graham	Accept in Part	5
2632.27	Deidre Graham	Accept in Part	6.3
2632.28	Deidre Graham	Accept in Part	6.3
2632.29	Deidre Graham	Accept in Part	6.3
2632.3	Deidre Graham	Reject	4
2632.30	Deidre Graham	Accept in Part	6.3
2632.31	Deidre Graham	Reject	7.2
2632.32	Deidre Graham	Accept in Part	7.2
2632.33	Deidre Graham	Reject	7.2



<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2632.34	Deidre Graham	Reject	8
2632.35	Deidre Graham	Accept in Part	5
2632.36	Deidre Graham	Accept in Part	6.2
2632.37	Deidre Graham	Accept in Part	6.2
2632.38	Deidre Graham	Accept in Part	6.2
2632.39	Deidre Graham	Accept in Part	6.2
2632.4	Deidre Graham	Reject	4
2632.40	Deidre Graham	Accept in Part	3.1 & 7.1
2632.41	Deidre Graham	Accept in Part	3.1 & 7.1
2632.42	Deidre Graham	Accept in Part	3.1 & 7.1
2632.43	Deidre Graham	Accept in Part	3.1 & 7.1
2632.44	Deidre Graham	Reject	8
2632.45	Deidre Graham	Accept in Part	5
2632.46	Deidre Graham	Accept in Part	6.2
2632.47	Deidre Graham	Accept in Part	6.2
2632.48	Deidre Graham	Accept in Part	6.2
2632.49	Deidre Graham	Accept in Part	6.2
2632.5	Deidre Graham	Reject	4
2632.50	Deidre Graham	Accept in Part	6.2
2632.51	Deidre Graham	Accept in Part	6.2
2632.52	Deidre Graham	Accept in Part	3.1 & 7.1
2632.53	Deidre Graham	Accept in Part	3.1 & 7.1
2632.54	Deidre Graham	Accept in Part	3.1 & 7.1
2632.55	Deidre Graham	Accept in Part	3.1 & 7.1
2632.56	Deidre Graham	Reject	3.1 & 7.1
2632.57	Deidre Graham	Reject	8
2632.58	Deidre Graham	Accept	7.3
2632.59	Deidre Graham	Accept in Part	7.3

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2632.6	Deidre Graham	Accept in Part	5
2632.60	Deidre Graham	Accept	7.4
2632.61	Deidre Graham	Accept in Part	7.4
2632.62	Deidre Graham	Reject	8
2632.63	Deidre Graham	Accept	7.5
2632.64	Deidre Graham	Accept in Part	7.5
2632.65	Deidre Graham	Reject	7.5
2632.66	Deidre Graham	Reject	8
2632.67	Deidre Graham	Accept	7.5
2632.68	Deidre Graham	Accept in Part	7.5
2632.69	Deidre Graham	Reject	8
2632.7	Deidre Graham	Accept in Part	6.2
2632.70	Deidre Graham	Accept in Part	7.7
2632.71	Deidre Graham	Accept in Part	7.7
2632.72	Deidre Graham	Reject	8
2632.73	Deidre Graham	Accept	7.7
2632.74	Deidre Graham	Accept in Part	7.7
2632.75	Deidre Graham	Reject	8
2632.76	Deidre Graham	Accept in Part	7.7
2632.77	Deidre Graham	Accept in Part	7.7
2632.78	Deidre Graham	Reject	8
2632.79	Deidre Graham	Accept	7.6
2632.8	Deidre Graham	Accept in Part	6.2
2632.80	Deidre Graham	Accept	7.6
2632.81	Deidre Graham	Reject	3.1
2632.82	Deidre Graham	Reject	3.1
2632.83	Deidre Graham	Reject	3.1
2632.84	Deidre Graham	Reject	3.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2632.85	Deidre Graham	Reject	3.1
2632.86	Deidre Graham	Reject	3.1
2632.87	Deidre Graham	Reject	3.1
2632.88	Deidre Graham	Reject	3.1
2632.89	Deidre Graham	Reject	3.1
2632.9	Deidre Graham	Accept in Part	6.2
2632.90	Deidre Graham	Reject	3.1
2632.91	Deidre Graham	Reject	3.1
2632.92	Deidre Graham	Reject	3.1
2632.93	Deidre Graham	Reject	3.1
2633.1	Dion Cockcroft	Reject	1.4
2633.10	Dion Cockcroft	Accept in Part	6.2
2633.11	Dion Cockcroft	Accept in Part	3.1 & 7.1
2633.12	Dion Cockcroft	Accept in Part	3.1 & 7.1
2633.13	Dion Cockcroft	Accept in Part	3.1 & 7.1
2633.14	Dion Cockcroft	Accept in Part	3.1 & 7.1
2633.15	Dion Cockcroft	Reject	3.1 & 7.1
2633.16	Dion Cockcroft	Reject	8
2633.17	Dion Cockcroft	Accept in Part	5
2633.18	Dion Cockcroft	Accept in Part	6.2
2633.19	Dion Cockcroft	Accept in Part	3.1 & 7.1
2633.2	Dion Cockcroft	Reject	4
2633.20	Dion Cockcroft	Accept in Part	3.1 & 7.1
2633.21	Dion Cockcroft	Accept in Part	3.1 & 7.1
2633.22	Dion Cockcroft	Accept in Part	3.1 & 7.1
2633.23	Dion Cockcroft	Reject	3.1 & 7.1
2633.24	Dion Cockcroft	Reject	3.1 & 7.1
2633.25	Dion Cockcroft	Reject	8

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2633.26	Dion Cockcroft	Accept in Part	5
2633.27	Dion Cockcroft	Accept in Part	6.3
2633.28	Dion Cockcroft	Accept in Part	6.3
2633.29	Dion Cockcroft	Accept in Part	6.3
2633.3	Dion Cockcroft	Reject	4
2633.30	Dion Cockcroft	Accept in Part	6.3
2633.31	Dion Cockcroft	Reject	7.2
2633.32	Dion Cockcroft	Accept in Part	7.2
2633.33	Dion Cockcroft	Reject	7.2
2633.34	Dion Cockcroft	Reject	8
2633.35	Dion Cockcroft	Accept in Part	5
2633.36	Dion Cockcroft	Accept in Part	6.2
2633.37	Dion Cockcroft	Accept in Part	6.2
2633.38	Dion Cockcroft	Accept in Part	6.2
2633.39	Dion Cockcroft	Accept in Part	6.2
2633.4	Dion Cockcroft	Reject	4
2633.40	Dion Cockcroft	Accept in Part	3.1 & 7.1
2633.41	Dion Cockcroft	Accept in Part	3.1 & 7.1
2633.42	Dion Cockcroft	Accept in Part	3.1 & 7.1
2633.43	Dion Cockcroft	Accept in Part	3.1 & 7.1
2633.44	Dion Cockcroft	Reject	8
2633.45	Dion Cockcroft	Accept in Part	5
2633.46	Dion Cockcroft	Accept in Part	6.2
2633.47	Dion Cockcroft	Accept in Part	6.2
2633.48	Dion Cockcroft	Accept in Part	6.2
2633.49	Dion Cockcroft	Accept in Part	6.2
2633.5	Dion Cockcroft	Reject	4
2633.50	Dion Cockcroft	Accept in Part	6.2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2633.51	Dion Cockcroft	Accept in Part	6.2
2633.52	Dion Cockcroft	Accept in Part	3.1 & 7.1
2633.53	Dion Cockcroft	Accept in Part	3.1 & 7.1
2633.54	Dion Cockcroft	Accept in Part	3.1 & 7.1
2633.55	Dion Cockcroft	Accept in Part	3.1 & 7.1
2633.56	Dion Cockcroft	Reject	3.1 & 7.1
2633.57	Dion Cockcroft	Reject	8
2633.58	Dion Cockcroft	Accept	7.3
2633.59	Dion Cockcroft	Accept in Part	7.3
2633.6	Dion Cockcroft	Accept in Part	5
2633.60	Dion Cockcroft	Accept	7.4
2633.61	Dion Cockcroft	Accept in Part	7.4
2633.62	Dion Cockcroft	Reject	8
2633.63	Dion Cockcroft	Accept	7.5
2633.64	Dion Cockcroft	Accept in Part	7.5
2633.65	Dion Cockcroft	Reject	7.5
2633.66	Dion Cockcroft	Reject	8
2633.67	Dion Cockcroft	Accept	7.5
2633.68	Dion Cockcroft	Accept in Part	7.5
2633.69	Dion Cockcroft	Reject	8
2633.7	Dion Cockcroft	Accept in Part	6.2
2633.70	Dion Cockcroft	Accept in Part	7.7
2633.71	Dion Cockcroft	Accept in Part	7.7
2633.72	Dion Cockcroft	Reject	8
2633.73	Dion Cockcroft	Accept	7.7
2633.74	Dion Cockcroft	Accept in Part	7.7
2633.75	Dion Cockcroft	Reject	8
2633.76	Dion Cockcroft	Accept in Part	7.7

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2633.77	Dion Cockcroft	Accept in Part	7.7
2633.78	Dion Cockcroft	Reject	8
2633.79	Dion Cockcroft	Accept	7.6
2633.8	Dion Cockcroft	Accept in Part	6.2
2633.80	Dion Cockcroft	Accept	7.6
2633.81	Dion Cockcroft	Reject	3.1
2633.82	Dion Cockcroft	Reject	3.1
2633.83	Dion Cockcroft	Reject	3.1
2633.84	Dion Cockcroft	Reject	3.1
2633.85	Dion Cockcroft	Reject	3.1
2633.86	Dion Cockcroft	Reject	3.1
2633.87	Dion Cockcroft	Reject	3.1
2633.88	Dion Cockcroft	Reject	3.1
2633.89	Dion Cockcroft	Reject	3.1
2633.9	Dion Cockcroft	Accept in Part	6.2
2633.90	Dion Cockcroft	Reject	3.1
2633.91	Dion Cockcroft	Reject	3.1
2633.92	Dion Cockcroft	Reject	3.1
2633.93	Dion Cockcroft	Reject	3.1
2634.1	Dorothy Page	Reject	1.4
2634.10	Dorothy Page	Accept in Part	6.2
2634.11	Dorothy Page	Accept in Part	3.1 & 7.1
2634.12	Dorothy Page	Accept in Part	3.1 & 7.1
2634.13	Dorothy Page	Accept in Part	3.1 & 7.1
2634.14	Dorothy Page	Accept in Part	3.1 & 7.1
2634.15	Dorothy Page	Reject	3.1 & 7.1
2634.16	Dorothy Page	Reject	8
2634.17	Dorothy Page	Accept in Part	5

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2634.18	Dorothy Page	Accept in Part	6.2
2634.19	Dorothy Page	Accept in Part	3.1 & 7.1
2634.2	Dorothy Page	Reject	4
2634.20	Dorothy Page	Accept in Part	3.1 & 7.1
2634.21	Dorothy Page	Accept in Part	3.1 & 7.1
2634.22	Dorothy Page	Accept in Part	3.1 & 7.1
2634.23	Dorothy Page	Reject	3.1 & 7.1
2634.24	Dorothy Page	Reject	3.1 & 7.1
2634.25	Dorothy Page	Reject	8
2634.26	Dorothy Page	Accept in Part	5
2634.27	Dorothy Page	Accept in Part	6.3
2634.28	Dorothy Page	Accept in Part	6.3
2634.29	Dorothy Page	Accept in Part	6.3
2634.3	Dorothy Page	Reject	4
2634.30	Dorothy Page	Accept in Part	6.3
2634.31	Dorothy Page	Reject	7.2
2634.32	Dorothy Page	Accept in Part	7.2
2634.33	Dorothy Page	Reject	7.2
2634.34	Dorothy Page	Reject	8
2634.35	Dorothy Page	Accept in Part	5
2634.36	Dorothy Page	Accept in Part	6.2
2634.37	Dorothy Page	Accept in Part	6.2
2634.38	Dorothy Page	Accept in Part	6.2
2634.39	Dorothy Page	Accept in Part	6.2
2634.4	Dorothy Page	Reject	4
2634.40	Dorothy Page	Accept in Part	3.1 & 7.1
2634.41	Dorothy Page	Accept in Part	3.1 & 7.1
2634.42	Dorothy Page	Accept in Part	3.1 & 7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2634.43	Dorothy Page	Accept in Part	3.1 & 7.1
2634.44	Dorothy Page	Reject	8
2634.45	Dorothy Page	Accept in Part	5
2634.46	Dorothy Page	Accept in Part	6.2
2634.47	Dorothy Page	Accept in Part	6.2
2634.48	Dorothy Page	Accept in Part	6.2
2634.49	Dorothy Page	Accept in Part	6.2
2634.5	Dorothy Page	Reject	4
2634.50	Dorothy Page	Accept in Part	6.2
2634.51	Dorothy Page	Accept in Part	6.2
2634.52	Dorothy Page	Accept in Part	3.1 & 7.1
2634.53	Dorothy Page	Accept in Part	3.1 & 7.1
2634.54	Dorothy Page	Accept in Part	3.1 & 7.1
2634.55	Dorothy Page	Accept in Part	3.1 & 7.1
2634.56	Dorothy Page	Reject	3.1 & 7.1
2634.57	Dorothy Page	Reject	8
2634.58	Dorothy Page	Accept	7.3
2634.59	Dorothy Page	Accept in Part	7.3
2634.6	Dorothy Page	Accept in Part	5
2634.60	Dorothy Page	Accept	7.4
2634.61	Dorothy Page	Accept in Part	7.4
2634.62	Dorothy Page	Reject	8
2634.63	Dorothy Page	Accept	7.5
2634.64	Dorothy Page	Accept in Part	7.5
2634.65	Dorothy Page	Reject	7.5
2634.66	Dorothy Page	Reject	8
2634.67	Dorothy Page	Accept	7.5
2634.68	Dorothy Page	Accept in Part	7.5



<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2634.69	Dorothy Page	Reject	8
2634.7	Dorothy Page	Accept in Part	6.2
2634.70	Dorothy Page	Accept in Part	7.7
2634.71	Dorothy Page	Accept in Part	7.7
2634.72	Dorothy Page	Reject	8
2634.73	Dorothy Page	Accept	7.7
2634.74	Dorothy Page	Accept in Part	7.7
2634.75	Dorothy Page	Reject	8
2634.76	Dorothy Page	Accept in Part	7.7
2634.77	Dorothy Page	Accept in Part	7.7
2634.78	Dorothy Page	Reject	8
2634.79	Dorothy Page	Accept	7.6
2634.8	Dorothy Page	Accept in Part	6.2
2634.80	Dorothy Page	Accept	7.6
2634.81	Dorothy Page	Reject	3.1
2634.82	Dorothy Page	Reject	3.1
2634.83	Dorothy Page	Reject	3.1
2634.84	Dorothy Page	Reject	3.1
2634.85	Dorothy Page	Reject	3.1
2634.86	Dorothy Page	Reject	3.1
2634.87	Dorothy Page	Reject	3.1
2634.88	Dorothy Page	Reject	3.1
2634.89	Dorothy Page	Reject	3.1
2634.9	Dorothy Page	Accept in Part	6.2
2634.90	Dorothy Page	Reject	3.1
2634.91	Dorothy Page	Reject	3.1
2634.92	Dorothy Page	Reject	3.1
2634.93	Dorothy Page	Reject	3.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2635.1	Dylan Warwick	Reject	1.4
2635.10	Dylan Warwick	Accept in Part	6.2
2635.11	Dylan Warwick	Accept in Part	3.1 & 7.1
2635.12	Dylan Warwick	Accept in Part	3.1 & 7.1
2635.13	Dylan Warwick	Accept in Part	3.1 & 7.1
2635.14	Dylan Warwick	Accept in Part	3.1 & 7.1
2635.15	Dylan Warwick	Reject	3.1 & 7.1
2635.16	Dylan Warwick	Reject	8
2635.17	Dylan Warwick	Accept in Part	5
2635.18	Dylan Warwick	Accept in Part	6.2
2635.19	Dylan Warwick	Accept in Part	3.1 & 7.1
2635.2	Dylan Warwick	Reject	4
2635.20	Dylan Warwick	Accept in Part	3.1 & 7.1
2635.21	Dylan Warwick	Accept in Part	3.1 & 7.1
2635.22	Dylan Warwick	Accept in Part	3.1 & 7.1
2635.23	Dylan Warwick	Reject	3.1 & 7.1
2635.24	Dylan Warwick	Reject	3.1 & 7.1
2635.25	Dylan Warwick	Reject	8
2635.26	Dylan Warwick	Accept in Part	5
2635.27	Dylan Warwick	Accept in Part	6.3
2635.28	Dylan Warwick	Accept in Part	6.3
2635.29	Dylan Warwick	Accept in Part	6.3
2635.3	Dylan Warwick	Reject	4
2635.30	Dylan Warwick	Accept in Part	6.3
2635.31	Dylan Warwick	Reject	7.2
2635.32	Dylan Warwick	Accept in Part	7.2
2635.33	Dylan Warwick	Reject	7.2
2635.34	Dylan Warwick	Reject	8

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2635.35	Dylan Warwick	Accept in Part	5
2635.36	Dylan Warwick	Accept in Part	6.2
2635.37	Dylan Warwick	Accept in Part	6.2
2635.38	Dylan Warwick	Accept in Part	6.2
2635.39	Dylan Warwick	Accept in Part	6.2
2635.4	Dylan Warwick	Reject	4
2635.40	Dylan Warwick	Accept in Part	3.1 & 7.1
2635.41	Dylan Warwick	Accept in Part	3.1 & 7.1
2635.42	Dylan Warwick	Accept in Part	3.1 & 7.1
2635.43	Dylan Warwick	Accept in Part	3.1 & 7.1
2635.44	Dylan Warwick	Reject	8
2635.45	Dylan Warwick	Accept in Part	5
2635.46	Dylan Warwick	Accept in Part	6.2
2635.47	Dylan Warwick	Accept in Part	6.2
2635.48	Dylan Warwick	Accept in Part	6.2
2635.49	Dylan Warwick	Accept in Part	6.2
2635.5	Dylan Warwick	Reject	4
2635.50	Dylan Warwick	Accept in Part	6.2
2635.51	Dylan Warwick	Accept in Part	6.2
2635.52	Dylan Warwick	Accept in Part	3.1 & 7.1
2635.53	Dylan Warwick	Accept in Part	3.1 & 7.1
2635.54	Dylan Warwick	Accept in Part	3.1 & 7.1
2635.55	Dylan Warwick	Accept in Part	3.1 & 7.1
2635.56	Dylan Warwick	Reject	3.1 & 7.1
2635.57	Dylan Warwick	Reject	8
2635.58	Dylan Warwick	Accept	7.3
2635.59	Dylan Warwick	Accept in Part	7.3
2635.6	Dylan Warwick	Accept in Part	5

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2635.60	Dylan Warwick	Accept	7.4
2635.61	Dylan Warwick	Accept in Part	7.4
2635.62	Dylan Warwick	Reject	8
2635.63	Dylan Warwick	Accept	7.5
2635.64	Dylan Warwick	Accept in Part	7.5
2635.65	Dylan Warwick	Reject	7.5
2635.66	Dylan Warwick	Reject	8
2635.67	Dylan Warwick	Accept	7.5
2635.68	Dylan Warwick	Accept in Part	7.5
2635.69	Dylan Warwick	Reject	8
2635.7	Dylan Warwick	Accept in Part	6.2
2635.70	Dylan Warwick	Accept in Part	7.7
2635.71	Dylan Warwick	Accept in Part	7.7
2635.72	Dylan Warwick	Reject	8
2635.73	Dylan Warwick	Accept	7.7
2635.74	Dylan Warwick	Accept in Part	7.7
2635.75	Dylan Warwick	Reject	8
2635.76	Dylan Warwick	Accept in Part	7.7
2635.77	Dylan Warwick	Accept in Part	7.7
2635.78	Dylan Warwick	Reject	8
2635.79	Dylan Warwick	Accept	7.6
2635.8	Dylan Warwick	Accept in Part	6.2
2635.80	Dylan Warwick	Accept	7.6
2635.81	Dylan Warwick	Reject	3.1
2635.82	Dylan Warwick	Reject	3.1
2635.83	Dylan Warwick	Reject	3.1
2635.84	Dylan Warwick	Reject	3.1
2635.85	Dylan Warwick	Reject	3.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2635.86	Dylan Warwick	Reject	3.1
2635.87	Dylan Warwick	Reject	3.1
2635.88	Dylan Warwick	Reject	3.1
2635.89	Dylan Warwick	Reject	3.1
2635.9	Dylan Warwick	Accept in Part	6.2
2635.90	Dylan Warwick	Reject	3.1
2635.91	Dylan Warwick	Reject	3.1
2635.92	Dylan Warwick	Reject	3.1
2635.93	Dylan Warwick	Reject	3.1
2636.1	Gareth Sharples	Reject	1.4
2636.10	Gareth Sharples	Accept in Part	6.2
2636.11	Gareth Sharples	Accept in Part	3.1 & 7.1
2636.12	Gareth Sharples	Accept in Part	3.1 & 7.1
2636.13	Gareth Sharples	Accept in Part	3.1 & 7.1
2636.14	Gareth Sharples	Accept in Part	3.1 & 7.1
2636.15	Gareth Sharples	Reject	3.1 & 7.1
2636.16	Gareth Sharples	Reject	8
2636.17	Gareth Sharples	Accept in Part	5
2636.18	Gareth Sharples	Accept in Part	6.2
2636.19	Gareth Sharples	Accept in Part	3.1 & 7.1
2636.2	Gareth Sharples	Reject	4
2636.20	Gareth Sharples	Accept in Part	3.1 & 7.1
2636.21	Gareth Sharples	Accept in Part	3.1 & 7.1
2636.22	Gareth Sharples	Accept in Part	3.1 & 7.1
2636.23	Gareth Sharples	Reject	3.1 & 7.1
2636.24	Gareth Sharples	Reject	3.1 & 7.1
2636.25	Gareth Sharples	Reject	8
2636.26	Gareth Sharples	Accept in Part	5

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2636.27	Gareth Sharples	Accept in Part	6.3
2636.28	Gareth Sharples	Accept in Part	6.3
2636.29	Gareth Sharples	Accept in Part	6.3
2636.3	Gareth Sharples	Reject	4
2636.30	Gareth Sharples	Accept in Part	6.3
2636.31	Gareth Sharples	Reject	7.2
2636.32	Gareth Sharples	Accept in Part	7.2
2636.33	Gareth Sharples	Reject	7.2
2636.34	Gareth Sharples	Reject	8
2636.35	Gareth Sharples	Accept in Part	5
2636.36	Gareth Sharples	Accept in Part	6.2
2636.37	Gareth Sharples	Accept in Part	6.2
2636.38	Gareth Sharples	Accept in Part	6.2
2636.39	Gareth Sharples	Accept in Part	6.2
2636.4	Gareth Sharples	Reject	4
2636.40	Gareth Sharples	Accept in Part	3.1 & 7.1
2636.41	Gareth Sharples	Accept in Part	3.1 & 7.1
2636.42	Gareth Sharples	Accept in Part	3.1 & 7.1
2636.43	Gareth Sharples	Accept in Part	3.1 & 7.1
2636.44	Gareth Sharples	Reject	8
2636.45	Gareth Sharples	Accept in Part	5
2636.46	Gareth Sharples	Accept in Part	6.2
2636.47	Gareth Sharples	Accept in Part	6.2
2636.48	Gareth Sharples	Accept in Part	6.2
2636.49	Gareth Sharples	Accept in Part	6.2
2636.5	Gareth Sharples	Reject	4
2636.50	Gareth Sharples	Accept in Part	6.2
2636.51	Gareth Sharples	Accept in Part	6.2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2636.52	Gareth Sharples	Accept in Part	3.1 & 7.1
2636.53	Gareth Sharples	Accept in Part	3.1 & 7.1
2636.54	Gareth Sharples	Accept in Part	3.1 & 7.1
2636.55	Gareth Sharples	Accept in Part	3.1 & 7.1
2636.56	Gareth Sharples	Reject	3.1 & 7.1
2636.57	Gareth Sharples	Reject	8
2636.58	Gareth Sharples	Accept	7.3
2636.59	Gareth Sharples	Accept in Part	7.3
2636.6	Gareth Sharples	Accept in Part	5
2636.60	Gareth Sharples	Accept	7.4
2636.61	Gareth Sharples	Accept in Part	7.4
2636.62	Gareth Sharples	Reject	8
2636.63	Gareth Sharples	Accept	7.5
2636.64	Gareth Sharples	Accept in Part	7.5
2636.65	Gareth Sharples	Reject	7.5
2636.66	Gareth Sharples	Reject	8
2636.67	Gareth Sharples	Accept	7.5
2636.68	Gareth Sharples	Accept in Part	7.5
2636.69	Gareth Sharples	Reject	8
2636.7	Gareth Sharples	Accept in Part	6.2
2636.70	Gareth Sharples	Accept in Part	7.7
2636.71	Gareth Sharples	Accept in Part	7.7
2636.72	Gareth Sharples	Reject	8
2636.73	Gareth Sharples	Accept	7.7
2636.74	Gareth Sharples	Accept in Part	7.7
2636.75	Gareth Sharples	Reject	8
2636.76	Gareth Sharples	Accept in Part	7.7
2636.77	Gareth Sharples	Accept in Part	7.7

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2636.78	Gareth Sharples	Reject	8
2636.79	Gareth Sharples	Accept	7.6
2636.8	Gareth Sharples	Accept in Part	6.2
2636.80	Gareth Sharples	Accept	7.6
2636.81	Gareth Sharples	Reject	3.1
2636.82	Gareth Sharples	Reject	3.1
2636.83	Gareth Sharples	Reject	3.1
2636.84	Gareth Sharples	Reject	3.1
2636.85	Gareth Sharples	Reject	3.1
2636.86	Gareth Sharples	Reject	3.1
2636.87	Gareth Sharples	Reject	3.1
2636.88	Gareth Sharples	Reject	3.1
2636.89	Gareth Sharples	Reject	3.1
2636.9	Gareth Sharples	Accept in Part	6.2
2636.90	Gareth Sharples	Reject	3.1
2636.91	Gareth Sharples	Reject	3.1
2636.92	Gareth Sharples	Reject	3.1
2636.93	Gareth Sharples	Reject	3.1
2637.1	Geoff Keogh and Carolyn Jenkins	Reject	1.4
2637.10	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.2
2637.11	Geoff Keogh and Carolyn Jenkins	Accept in Part	3.1 & 7.1
2637.12	Geoff Keogh and Carolyn Jenkins	Accept in Part	3.1 & 7.1
2637.13	Geoff Keogh and Carolyn Jenkins	Accept in Part	3.1 & 7.1
2637.14	Geoff Keogh and Carolyn Jenkins	Accept in Part	3.1 & 7.1
2637.15	Geoff Keogh and Carolyn Jenkins	Reject	3.1 & 7.1
2637.16	Geoff Keogh and Carolyn Jenkins	Reject	8
2637.17	Geoff Keogh and Carolyn Jenkins	Accept in Part	5
2637.18	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.2



<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2637.19	Geoff Keogh and Carolyn Jenkins	Accept in Part	3.1 & 7.1
2637.2	Geoff Keogh and Carolyn Jenkins	Reject	4
2637.20	Geoff Keogh and Carolyn Jenkins	Accept in Part	3.1 & 7.1
2637.21	Geoff Keogh and Carolyn Jenkins	Accept in Part	3.1 & 7.1
2637.22	Geoff Keogh and Carolyn Jenkins	Accept in Part	3.1 & 7.1
2637.23	Geoff Keogh and Carolyn Jenkins	Reject	3.1 & 7.1
2637.24	Geoff Keogh and Carolyn Jenkins	Reject	3.1 & 7.1
2637.25	Geoff Keogh and Carolyn Jenkins	Reject	8
2637.26	Geoff Keogh and Carolyn Jenkins	Accept in Part	5
2637.27	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.3
2637.28	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.3
2637.29	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.3
2637.3	Geoff Keogh and Carolyn Jenkins	Reject	4
2637.30	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.3
2637.31	Geoff Keogh and Carolyn Jenkins	Reject	7.2
2637.32	Geoff Keogh and Carolyn Jenkins	Accept in Part	7.2
2637.33	Geoff Keogh and Carolyn Jenkins	Reject	7.2
2637.34	Geoff Keogh and Carolyn Jenkins	Reject	8
2637.35	Geoff Keogh and Carolyn Jenkins	Accept in Part	5
2637.36	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.2
2637.37	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.2
2637.38	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.2
2637.39	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.2
2637.4	Geoff Keogh and Carolyn Jenkins	Reject	4
2637.40	Geoff Keogh and Carolyn Jenkins	Accept in Part	3.1 & 7.1
2637.41	Geoff Keogh and Carolyn Jenkins	Accept in Part	3.1 & 7.1
2637.42	Geoff Keogh and Carolyn Jenkins	Accept in Part	3.1 & 7.1
2637.43	Geoff Keogh and Carolyn Jenkins	Accept in Part	3.1 & 7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2637.44	Geoff Keogh and Carolyn Jenkins	Reject	8
2637.45	Geoff Keogh and Carolyn Jenkins	Accept in Part	5
2637.46	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.2
2637.47	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.2
2637.48	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.2
2637.49	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.2
2637.5	Geoff Keogh and Carolyn Jenkins	Reject	4
2637.50	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.2
2637.51	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.2
2637.52	Geoff Keogh and Carolyn Jenkins	Accept in Part	3.1 & 7.1
2637.53	Geoff Keogh and Carolyn Jenkins	Accept in Part	3.1 & 7.1
2637.54	Geoff Keogh and Carolyn Jenkins	Accept in Part	3.1 & 7.1
2637.55	Geoff Keogh and Carolyn Jenkins	Accept in Part	3.1 & 7.1
2637.56	Geoff Keogh and Carolyn Jenkins	Reject	3.1 & 7.1
2637.57	Geoff Keogh and Carolyn Jenkins	Reject	8
2637.58	Geoff Keogh and Carolyn Jenkins	Accept	7.3
2637.59	Geoff Keogh and Carolyn Jenkins	Accept in Part	7.3
2637.6	Geoff Keogh and Carolyn Jenkins	Accept in Part	5
2637.60	Geoff Keogh and Carolyn Jenkins	Accept	7.4
2637.61	Geoff Keogh and Carolyn Jenkins	Accept in Part	7.4
2637.62	Geoff Keogh and Carolyn Jenkins	Reject	8
2637.63	Geoff Keogh and Carolyn Jenkins	Accept	7.5
2637.64	Geoff Keogh and Carolyn Jenkins	Accept in Part	7.5
2637.65	Geoff Keogh and Carolyn Jenkins	Reject	7.5
2637.66	Geoff Keogh and Carolyn Jenkins	Reject	8
2637.67	Geoff Keogh and Carolyn Jenkins	Accept	7.5
2637.68	Geoff Keogh and Carolyn Jenkins	Accept in Part	7.5
2637.69	Geoff Keogh and Carolyn Jenkins	Reject	8

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2637.7	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.2
2637.70	Geoff Keogh and Carolyn Jenkins	Accept in Part	7.7
2637.71	Geoff Keogh and Carolyn Jenkins	Accept in Part	7.7
2637.72	Geoff Keogh and Carolyn Jenkins	Reject	8
2637.73	Geoff Keogh and Carolyn Jenkins	Accept	7.7
2637.74	Geoff Keogh and Carolyn Jenkins	Accept in Part	7.7
2637.75	Geoff Keogh and Carolyn Jenkins	Reject	8
2637.76	Geoff Keogh and Carolyn Jenkins	Accept in Part	7.7
2637.77	Geoff Keogh and Carolyn Jenkins	Accept in Part	7.7
2637.78	Geoff Keogh and Carolyn Jenkins	Reject	8
2637.79	Geoff Keogh and Carolyn Jenkins	Accept	7.6
2637.8	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.2
2637.80	Geoff Keogh and Carolyn Jenkins	Accept	7.6
2637.81	Geoff Keogh and Carolyn Jenkins	Reject	3.1
2637.82	Geoff Keogh and Carolyn Jenkins	Reject	3.1
2637.83	Geoff Keogh and Carolyn Jenkins	Reject	3.1
2637.84	Geoff Keogh and Carolyn Jenkins	Reject	3.1
2637.85	Geoff Keogh and Carolyn Jenkins	Reject	3.1
2637.86	Geoff Keogh and Carolyn Jenkins	Reject	3.1
2637.87	Geoff Keogh and Carolyn Jenkins	Reject	3.1
2637.88	Geoff Keogh and Carolyn Jenkins	Reject	3.1
2637.89	Geoff Keogh and Carolyn Jenkins	Reject	3.1
2637.9	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.2
2637.90	Geoff Keogh and Carolyn Jenkins	Reject	3.1
2637.91	Geoff Keogh and Carolyn Jenkins	Reject	3.1
2637.92	Geoff Keogh and Carolyn Jenkins	Reject	3.1
2637.93	Geoff Keogh and Carolyn Jenkins	Reject	3.1
2638.1	Geoffrey and Karen McLeay	Reject	1.4

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2638.10	Geoffrey and Karen McLeay	Accept in Part	6.2
2638.11	Geoffrey and Karen McLeay	Accept in Part	3.1 & 7.1
2638.12	Geoffrey and Karen McLeay	Accept in Part	3.1 & 7.1
2638.13	Geoffrey and Karen McLeay	Accept in Part	3.1 & 7.1
2638.14	Geoffrey and Karen McLeay	Accept in Part	3.1 & 7.1
2638.15	Geoffrey and Karen McLeay	Reject	3.1 & 7.1
2638.16	Geoffrey and Karen McLeay	Reject	8
2638.17	Geoffrey and Karen McLeay	Accept in Part	5
2638.18	Geoffrey and Karen McLeay	Accept in Part	6.2
2638.19	Geoffrey and Karen McLeay	Accept in Part	3.1 & 7.1
2638.2	Geoffrey and Karen McLeay	Reject	4
2638.20	Geoffrey and Karen McLeay	Accept in Part	3.1 & 7.1
2638.21	Geoffrey and Karen McLeay	Accept in Part	3.1 & 7.1
2638.22	Geoffrey and Karen McLeay	Accept in Part	3.1 & 7.1
2638.23	Geoffrey and Karen McLeay	Reject	3.1 & 7.1
2638.24	Geoffrey and Karen McLeay	Reject	3.1 & 7.1
2638.25	Geoffrey and Karen McLeay	Reject	8
2638.26	Geoffrey and Karen McLeay	Accept in Part	5
2638.27	Geoffrey and Karen McLeay	Accept in Part	6.3
2638.28	Geoffrey and Karen McLeay	Accept in Part	6.3
2638.29	Geoffrey and Karen McLeay	Accept in Part	6.3
2638.3	Geoffrey and Karen McLeay	Reject	4
2638.30	Geoffrey and Karen McLeay	Accept in Part	6.3
2638.31	Geoffrey and Karen McLeay	Reject	7.2
2638.32	Geoffrey and Karen McLeay	Accept in Part	7.2
2638.33	Geoffrey and Karen McLeay	Reject	7.2
2638.34	Geoffrey and Karen McLeay	Reject	8
2638.35	Geoffrey and Karen McLeay	Accept in Part	5

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2638.36	Geoffrey and Karen McLeay	Accept in Part	6.2
2638.37	Geoffrey and Karen McLeay	Accept in Part	6.2
2638.38	Geoffrey and Karen McLeay	Accept in Part	6.2
2638.39	Geoffrey and Karen McLeay	Accept in Part	6.2
2638.4	Geoffrey and Karen McLeay	Reject	4
2638.40	Geoffrey and Karen McLeay	Accept in Part	3.1 & 7.1
2638.41	Geoffrey and Karen McLeay	Accept in Part	3.1 & 7.1
2638.42	Geoffrey and Karen McLeay	Accept in Part	3.1 & 7.1
2638.43	Geoffrey and Karen McLeay	Accept in Part	3.1 & 7.1
2638.44	Geoffrey and Karen McLeay	Reject	8
2638.45	Geoffrey and Karen McLeay	Accept in Part	5
2638.46	Geoffrey and Karen McLeay	Accept in Part	6.2
2638.47	Geoffrey and Karen McLeay	Accept in Part	6.2
2638.48	Geoffrey and Karen McLeay	Accept in Part	6.2
2638.49	Geoffrey and Karen McLeay	Accept in Part	6.2
2638.5	Geoffrey and Karen McLeay	Reject	4
2638.50	Geoffrey and Karen McLeay	Accept in Part	6.2
2638.51	Geoffrey and Karen McLeay	Accept in Part	6.2
2638.52	Geoffrey and Karen McLeay	Accept in Part	3.1 & 7.1
2638.53	Geoffrey and Karen McLeay	Accept in Part	3.1 & 7.1
2638.54	Geoffrey and Karen McLeay	Accept in Part	3.1 & 7.1
2638.55	Geoffrey and Karen McLeay	Accept in Part	3.1 & 7.1
2638.56	Geoffrey and Karen McLeay	Reject	3.1 & 7.1
2638.57	Geoffrey and Karen McLeay	Reject	8
2638.58	Geoffrey and Karen McLeay	Accept	7.3
2638.59	Geoffrey and Karen McLeay	Accept in Part	7.3
2638.6	Geoffrey and Karen McLeay	Accept in Part	5
2638.60	Geoffrey and Karen McLeay	Accept	7.4

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2638.61	Geoffrey and Karen McLeay	Accept in Part	7.4
2638.62	Geoffrey and Karen McLeay	Reject	8
2638.63	Geoffrey and Karen McLeay	Accept	7.5
2638.64	Geoffrey and Karen McLeay	Accept in Part	7.5
2638.65	Geoffrey and Karen McLeay	Reject	7.5
2638.66	Geoffrey and Karen McLeay	Reject	8
2638.67	Geoffrey and Karen McLeay	Accept	7.5
2638.68	Geoffrey and Karen McLeay	Accept in Part	7.5
2638.69	Geoffrey and Karen McLeay	Reject	8
2638.7	Geoffrey and Karen McLeay	Accept in Part	6.2
2638.70	Geoffrey and Karen McLeay	Accept in Part	7.7
2638.71	Geoffrey and Karen McLeay	Accept in Part	7.7
2638.72	Geoffrey and Karen McLeay	Reject	8
2638.73	Geoffrey and Karen McLeay	Accept	7.7
2638.74	Geoffrey and Karen McLeay	Accept in Part	7.7
2638.75	Geoffrey and Karen McLeay	Reject	8
2638.76	Geoffrey and Karen McLeay	Accept in Part	7.7
2638.77	Geoffrey and Karen McLeay	Accept in Part	7.7
2638.78	Geoffrey and Karen McLeay	Reject	8
2638.79	Geoffrey and Karen McLeay	Accept	7.6
2638.8	Geoffrey and Karen McLeay	Accept in Part	6.2
2638.80	Geoffrey and Karen McLeay	Accept	7.6
2638.81	Geoffrey and Karen McLeay	Reject	3.1
2638.82	Geoffrey and Karen McLeay	Reject	3.1
2638.83	Geoffrey and Karen McLeay	Reject	3.1
2638.84	Geoffrey and Karen McLeay	Reject	3.1
2638.85	Geoffrey and Karen McLeay	Reject	3.1
2638.86	Geoffrey and Karen McLeay	Reject	3.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2638.87	Geoffrey and Karen McLeay	Reject	3.1
2638.88	Geoffrey and Karen McLeay	Reject	3.1
2638.89	Geoffrey and Karen McLeay	Reject	3.1
2638.9	Geoffrey and Karen McLeay	Accept in Part	6.2
2638.90	Geoffrey and Karen McLeay	Reject	3.1
2638.91	Geoffrey and Karen McLeay	Reject	3.1
2638.92	Geoffrey and Karen McLeay	Reject	3.1
2638.93	Geoffrey and Karen McLeay	Reject	3.1
2639.1	Glenys Melhop	Reject	1.4
2639.10	Glenys Melhop	Accept in Part	6.2
2639.11	Glenys Melhop	Accept in Part	3.1 & 7.1
2639.12	Glenys Melhop	Accept in Part	3.1 & 7.1
2639.13	Glenys Melhop	Accept in Part	3.1 & 7.1
2639.14	Glenys Melhop	Accept in Part	3.1 & 7.1
2639.15	Glenys Melhop	Reject	3.1 & 7.1
2639.16	Glenys Melhop	Reject	8
2639.17	Glenys Melhop	Accept in Part	5
2639.18	Glenys Melhop	Accept in Part	6.2
2639.19	Glenys Melhop	Accept in Part	3.1 & 7.1
2639.2	Glenys Melhop	Reject	4
2639.20	Glenys Melhop	Accept in Part	3.1 & 7.1
2639.21	Glenys Melhop	Accept in Part	3.1 & 7.1
2639.22	Glenys Melhop	Accept in Part	3.1 & 7.1
2639.23	Glenys Melhop	Reject	3.1 & 7.1
2639.24	Glenys Melhop	Reject	3.1 & 7.1
2639.25	Glenys Melhop	Reject	8
2639.26	Glenys Melhop	Accept in Part	5
2639.27	Glenys Melhop	Accept in Part	6.3

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2639.28	Glenys Melhop	Accept in Part	6.3
2639.29	Glenys Melhop	Accept in Part	6.3
2639.3	Glenys Melhop	Reject	4
2639.30	Glenys Melhop	Accept in Part	6.3
2639.31	Glenys Melhop	Reject	7.2
2639.32	Glenys Melhop	Accept in Part	7.2
2639.33	Glenys Melhop	Reject	7.2
2639.34	Glenys Melhop	Reject	8
2639.35	Glenys Melhop	Accept in Part	5
2639.36	Glenys Melhop	Accept in Part	6.2
2639.37	Glenys Melhop	Accept in Part	6.2
2639.38	Glenys Melhop	Accept in Part	6.2
2639.39	Glenys Melhop	Accept in Part	6.2
2639.4	Glenys Melhop	Reject	4
2639.40	Glenys Melhop	Accept in Part	3.1 & 7.1
2639.41	Glenys Melhop	Accept in Part	3.1 & 7.1
2639.42	Glenys Melhop	Accept in Part	3.1 & 7.1
2639.43	Glenys Melhop	Accept in Part	3.1 & 7.1
2639.44	Glenys Melhop	Reject	8
2639.45	Glenys Melhop	Accept in Part	5
2639.46	Glenys Melhop	Accept in Part	6.2
2639.47	Glenys Melhop	Accept in Part	6.2
2639.48	Glenys Melhop	Accept in Part	6.2
2639.49	Glenys Melhop	Accept in Part	6.2
2639.5	Glenys Melhop	Reject	4
2639.50	Glenys Melhop	Accept in Part	6.2
2639.51	Glenys Melhop	Accept in Part	6.2
2639.52	Glenys Melhop	Accept in Part	3.1 & 7.1



<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2639.53	Glenys Melhop	Accept in Part	3.1 & 7.1
2639.54	Glenys Melhop	Accept in Part	3.1 & 7.1
2639.55	Glenys Melhop	Accept in Part	3.1 & 7.1
2639.56	Glenys Melhop	Reject	3.1 & 7.1
2639.57	Glenys Melhop	Reject	8
2639.58	Glenys Melhop	Accept	7.3
2639.59	Glenys Melhop	Accept in Part	7.3
2639.6	Glenys Melhop	Accept in Part	5
2639.60	Glenys Melhop	Accept	7.4
2639.61	Glenys Melhop	Accept in Part	7.4
2639.62	Glenys Melhop	Reject	8
2639.63	Glenys Melhop	Accept	7.5
2639.64	Glenys Melhop	Accept in Part	7.5
2639.65	Glenys Melhop	Reject	7.5
2639.66	Glenys Melhop	Reject	8
2639.67	Glenys Melhop	Accept	7.5
2639.68	Glenys Melhop	Accept in Part	7.5
2639.69	Glenys Melhop	Reject	8
2639.7	Glenys Melhop	Accept in Part	6.2
2639.70	Glenys Melhop	Accept in Part	7.7
2639.71	Glenys Melhop	Accept in Part	7.7
2639.72	Glenys Melhop	Reject	8
2639.73	Glenys Melhop	Accept	7.7
2639.74	Glenys Melhop	Accept in Part	7.7
2639.75	Glenys Melhop	Reject	8
2639.76	Glenys Melhop	Accept in Part	7.7
2639.77	Glenys Melhop	Accept in Part	7.7
2639.78	Glenys Melhop	Reject	8

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2639.79	Glenys Melhop	Accept	7.6
2639.8	Glenys Melhop	Accept in Part	6.2
2639.80	Glenys Melhop	Accept	7.6
2639.81	Glenys Melhop	Reject	3.1
2639.82	Glenys Melhop	Reject	3.1
2639.83	Glenys Melhop	Reject	3.1
2639.84	Glenys Melhop	Reject	3.1
2639.85	Glenys Melhop	Reject	3.1
2639.86	Glenys Melhop	Reject	3.1
2639.87	Glenys Melhop	Reject	3.1
2639.88	Glenys Melhop	Reject	3.1
2639.89	Glenys Melhop	Reject	3.1
2639.9	Glenys Melhop	Accept in Part	6.2
2639.90	Glenys Melhop	Reject	3.1
2639.91	Glenys Melhop	Reject	3.1
2639.92	Glenys Melhop	Reject	3.1
2639.93	Glenys Melhop	Reject	3.1
2640.1	Jennifer Hill	Reject	1.4
2640.10	Jennifer Hill	Accept in Part	6.2
2640.11	Jennifer Hill	Accept in Part	3.1 & 7.1
2640.12	Jennifer Hill	Accept in Part	3.1 & 7.1
2640.13	Jennifer Hill	Accept in Part	3.1 & 7.1
2640.14	Jennifer Hill	Accept in Part	3.1 & 7.1
2640.15	Jennifer Hill	Reject	3.1 & 7.1
2640.16	Jennifer Hill	Reject	8
2640.17	Jennifer Hill	Accept in Part	5
2640.18	Jennifer Hill	Accept in Part	6.2
2640.19	Jennifer Hill	Accept in Part	3.1 & 7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2640.2	Jennifer Hill	Reject	4
2640.20	Jennifer Hill	Accept in Part	3.1 & 7.1
2640.21	Jennifer Hill	Accept in Part	3.1 & 7.1
2640.22	Jennifer Hill	Accept in Part	3.1 & 7.1
2640.23	Jennifer Hill	Reject	3.1 & 7.1
2640.24	Jennifer Hill	Reject	3.1 & 7.1
2640.25	Jennifer Hill	Reject	8
2640.26	Jennifer Hill	Accept in Part	5
2640.27	Jennifer Hill	Accept in Part	6.3
2640.28	Jennifer Hill	Accept in Part	6.3
2640.29	Jennifer Hill	Accept in Part	6.3
2640.3	Jennifer Hill	Reject	4
2640.30	Jennifer Hill	Accept in Part	6.3
2640.31	Jennifer Hill	Reject	7.2
2640.32	Jennifer Hill	Accept in Part	7.2
2640.33	Jennifer Hill	Reject	7.2
2640.34	Jennifer Hill	Reject	8
2640.35	Jennifer Hill	Accept in Part	5
2640.36	Jennifer Hill	Accept in Part	6.2
2640.37	Jennifer Hill	Accept in Part	6.2
2640.38	Jennifer Hill	Accept in Part	6.2
2640.39	Jennifer Hill	Accept in Part	6.2
2640.4	Jennifer Hill	Reject	4
2640.40	Jennifer Hill	Accept in Part	3.1 & 7.1
2640.41	Jennifer Hill	Accept in Part	3.1 & 7.1
2640.42	Jennifer Hill	Accept in Part	3.1 & 7.1
2640.43	Jennifer Hill	Accept in Part	3.1 & 7.1
2640.44	Jennifer Hill	Reject	8

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2640.45	Jennifer Hill	Accept in Part	5
2640.46	Jennifer Hill	Accept in Part	6.2
2640.47	Jennifer Hill	Accept in Part	6.2
2640.48	Jennifer Hill	Accept in Part	6.2
2640.49	Jennifer Hill	Accept in Part	6.2
2640.5	Jennifer Hill	Reject	4
2640.50	Jennifer Hill	Accept in Part	6.2
2640.51	Jennifer Hill	Accept in Part	6.2
2640.52	Jennifer Hill	Accept in Part	3.1 & 7.1
2640.53	Jennifer Hill	Accept in Part	3.1 & 7.1
2640.54	Jennifer Hill	Accept in Part	3.1 & 7.1
2640.55	Jennifer Hill	Accept in Part	3.1 & 7.1
2640.56	Jennifer Hill	Reject	3.1 & 7.1
2640.57	Jennifer Hill	Reject	8
2640.58	Jennifer Hill	Accept	7.3
2640.59	Jennifer Hill	Accept in Part	7.3
2640.6	Jennifer Hill	Accept in Part	5
2640.60	Jennifer Hill	Accept	7.4
2640.61	Jennifer Hill	Accept in Part	7.4
2640.62	Jennifer Hill	Reject	8
2640.63	Jennifer Hill	Accept	7.5
2640.64	Jennifer Hill	Accept in Part	7.5
2640.65	Jennifer Hill	Reject	7.5
2640.66	Jennifer Hill	Reject	8
2640.67	Jennifer Hill	Accept	7.5
2640.68	Jennifer Hill	Accept in Part	7.5
2640.69	Jennifer Hill	Reject	8
2640.7	Jennifer Hill	Accept in Part	6.2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2640.70	Jennifer Hill	Accept in Part	7.7
2640.71	Jennifer Hill	Accept in Part	7.7
2640.72	Jennifer Hill	Reject	8
2640.73	Jennifer Hill	Accept	7.7
2640.74	Jennifer Hill	Accept in Part	7.7
2640.75	Jennifer Hill	Reject	8
2640.76	Jennifer Hill	Accept in Part	7.7
2640.77	Jennifer Hill	Accept in Part	7.7
2640.78	Jennifer Hill	Reject	8
2640.79	Jennifer Hill	Accept	7.6
2640.8	Jennifer Hill	Accept in Part	6.2
2640.80	Jennifer Hill	Accept	7.6
2640.81	Jennifer Hill	Reject	3.1
2640.82	Jennifer Hill	Reject	3.1
2640.83	Jennifer Hill	Reject	3.1
2640.84	Jennifer Hill	Reject	3.1
2640.85	Jennifer Hill	Reject	3.1
2640.86	Jennifer Hill	Reject	3.1
2640.87	Jennifer Hill	Reject	3.1
2640.88	Jennifer Hill	Reject	3.1
2640.89	Jennifer Hill	Reject	3.1
2640.9	Jennifer Hill	Accept in Part	6.2
2640.90	Jennifer Hill	Reject	3.1
2640.91	Jennifer Hill	Reject	3.1
2640.92	Jennifer Hill	Reject	3.1
2640.93	Jennifer Hill	Reject	3.1
2641.1	Keith Beagley	Reject	1.4
2641.10	Keith Beagley	Accept in Part	6.2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2641.11	Keith Beagley	Accept in Part	3.1 & 7.1
2641.12	Keith Beagley	Accept in Part	3.1 & 7.1
2641.13	Keith Beagley	Accept in Part	3.1 & 7.1
2641.14	Keith Beagley	Accept in Part	3.1 & 7.1
2641.15	Keith Beagley	Reject	3.1 & 7.1
2641.16	Keith Beagley	Reject	8
2641.17	Keith Beagley	Accept in Part	5
2641.18	Keith Beagley	Accept in Part	6.2
2641.19	Keith Beagley	Accept in Part	3.1 & 7.1
2641.2	Keith Beagley	Reject	4
2641.20	Keith Beagley	Accept in Part	3.1 & 7.1
2641.21	Keith Beagley	Accept in Part	3.1 & 7.1
2641.22	Keith Beagley	Accept in Part	3.1 & 7.1
2641.23	Keith Beagley	Reject	3.1 & 7.1
2641.24	Keith Beagley	Reject	3.1 & 7.1
2641.25	Keith Beagley	Reject	8
2641.26	Keith Beagley	Accept in Part	5
2641.27	Keith Beagley	Accept in Part	6.3
2641.28	Keith Beagley	Accept in Part	6.3
2641.29	Keith Beagley	Accept in Part	6.3
2641.3	Keith Beagley	Reject	4
2641.30	Keith Beagley	Accept in Part	6.3
2641.31	Keith Beagley	Reject	7.2
2641.32	Keith Beagley	Accept in Part	7.2
2641.33	Keith Beagley	Reject	7.2
2641.34	Keith Beagley	Reject	8
2641.35	Keith Beagley	Accept in Part	5
2641.36	Keith Beagley	Accept in Part	6.2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2641.37	Keith Beagley	Accept in Part	6.2
2641.38	Keith Beagley	Accept in Part	6.2
2641.39	Keith Beagley	Accept in Part	6.2
2641.4	Keith Beagley	Reject	4
2641.40	Keith Beagley	Accept in Part	3.1 & 7.1
2641.41	Keith Beagley	Accept in Part	3.1 & 7.1
2641.42	Keith Beagley	Accept in Part	3.1 & 7.1
2641.43	Keith Beagley	Accept in Part	3.1 & 7.1
2641.44	Keith Beagley	Reject	8
2641.45	Keith Beagley	Accept in Part	5
2641.46	Keith Beagley	Accept in Part	6.2
2641.47	Keith Beagley	Accept in Part	6.2
2641.48	Keith Beagley	Accept in Part	6.2
2641.49	Keith Beagley	Accept in Part	6.2
2641.5	Keith Beagley	Reject	4
2641.50	Keith Beagley	Accept in Part	6.2
2641.51	Keith Beagley	Accept in Part	6.2
2641.52	Keith Beagley	Accept in Part	3.1 & 7.1
2641.53	Keith Beagley	Accept in Part	3.1 & 7.1
2641.54	Keith Beagley	Accept in Part	3.1 & 7.1
2641.55	Keith Beagley	Accept in Part	3.1 & 7.1
2641.56	Keith Beagley	Reject	3.1 & 7.1
2641.57	Keith Beagley	Reject	8
2641.58	Keith Beagley	Accept	7.3
2641.59	Keith Beagley	Accept in Part	7.3
2641.6	Keith Beagley	Accept in Part	5
2641.60	Keith Beagley	Accept	7.4
2641.61	Keith Beagley	Accept in Part	7.4

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2641.62	Keith Beagley	Reject	8
2641.63	Keith Beagley	Accept	7.5
2641.64	Keith Beagley	Accept in Part	7.5
2641.65	Keith Beagley	Reject	7.5
2641.66	Keith Beagley	Reject	8
2641.67	Keith Beagley	Accept	7.5
2641.68	Keith Beagley	Accept in Part	7.5
2641.69	Keith Beagley	Reject	8
2641.7	Keith Beagley	Accept in Part	6.2
2641.70	Keith Beagley	Accept in Part	7.7
2641.71	Keith Beagley	Accept in Part	7.7
2641.72	Keith Beagley	Reject	8
2641.73	Keith Beagley	Accept	7.7
2641.74	Keith Beagley	Accept in Part	7.7
2641.75	Keith Beagley	Reject	8
2641.76	Keith Beagley	Accept in Part	7.7
2641.77	Keith Beagley	Accept in Part	7.7
2641.78	Keith Beagley	Reject	8
2641.79	Keith Beagley	Accept	7.6
2641.8	Keith Beagley	Accept in Part	6.2
2641.80	Keith Beagley	Accept	7.6
2641.81	Keith Beagley	Reject	3.1
2641.82	Keith Beagley	Reject	3.1
2641.83	Keith Beagley	Reject	3.1
2641.84	Keith Beagley	Reject	3.1
2641.85	Keith Beagley	Reject	3.1
2641.86	Keith Beagley	Reject	3.1
2641.87	Keith Beagley	Reject	3.1



<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2641.88	Keith Beagley	Reject	3.1
2641.89	Keith Beagley	Reject	3.1
2641.9	Keith Beagley	Accept in Part	6.2
2641.90	Keith Beagley	Reject	3.1
2641.91	Keith Beagley	Reject	3.1
2641.92	Keith Beagley	Reject	3.1
2641.93	Keith Beagley	Reject	3.1
2642.1	Louise Von Randow	Reject	1.4
2642.10	Louise Von Randow	Accept in Part	6.2
2642.11	Louise Von Randow	Accept in Part	3.1 & 7.1
2642.12	Louise Von Randow	Accept in Part	3.1 & 7.1
2642.13	Louise Von Randow	Accept in Part	3.1 & 7.1
2642.14	Louise Von Randow	Accept in Part	3.1 & 7.1
2642.15	Louise Von Randow	Reject	3.1 & 7.1
2642.16	Louise Von Randow	Reject	8
2642.17	Louise Von Randow	Accept in Part	5
2642.18	Louise Von Randow	Accept in Part	6.2
2642.19	Louise Von Randow	Accept in Part	3.1 & 7.1
2642.2	Louise Von Randow	Reject	4
2642.20	Louise Von Randow	Accept in Part	3.1 & 7.1
2642.21	Louise Von Randow	Accept in Part	3.1 & 7.1
2642.22	Louise Von Randow	Accept in Part	3.1 & 7.1
2642.23	Louise Von Randow	Reject	3.1 & 7.1
2642.24	Louise Von Randow	Reject	3.1 & 7.1
2642.25	Louise Von Randow	Reject	8
2642.26	Louise Von Randow	Accept in Part	5
2642.27	Louise Von Randow	Accept in Part	6.3
2642.28	Louise Von Randow	Accept in Part	6.3

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2642.29	Louise Von Randow	Accept in Part	6.3
2642.3	Louise Von Randow	Reject	4
2642.30	Louise Von Randow	Accept in Part	6.3
2642.31	Louise Von Randow	Reject	7.2
2642.32	Louise Von Randow	Accept in Part	7.2
2642.33	Louise Von Randow	Reject	7.2
2642.34	Louise Von Randow	Reject	8
2642.35	Louise Von Randow	Accept in Part	5
2642.36	Louise Von Randow	Accept in Part	6.2
2642.37	Louise Von Randow	Accept in Part	6.2
2642.38	Louise Von Randow	Accept in Part	6.2
2642.39	Louise Von Randow	Accept in Part	6.2
2642.4	Louise Von Randow	Reject	4
2642.40	Louise Von Randow	Accept in Part	3.1 & 7.1
2642.41	Louise Von Randow	Accept in Part	3.1 & 7.1
2642.42	Louise Von Randow	Accept in Part	3.1 & 7.1
2642.43	Louise Von Randow	Accept in Part	3.1 & 7.1
2642.44	Louise Von Randow	Reject	8
2642.45	Louise Von Randow	Accept in Part	5
2642.46	Louise Von Randow	Accept in Part	6.2
2642.47	Louise Von Randow	Accept in Part	6.2
2642.48	Louise Von Randow	Accept in Part	6.2
2642.49	Louise Von Randow	Accept in Part	6.2
2642.5	Louise Von Randow	Reject	4
2642.50	Louise Von Randow	Accept in Part	6.2
2642.51	Louise Von Randow	Accept in Part	6.2
2642.52	Louise Von Randow	Accept in Part	3.1 & 7.1
2642.53	Louise Von Randow	Accept in Part	3.1 & 7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2642.54	Louise Von Randow	Accept in Part	3.1 & 7.1
2642.55	Louise Von Randow	Accept in Part	3.1 & 7.1
2642.56	Louise Von Randow	Reject	3.1 & 7.1
2642.57	Louise Von Randow	Reject	8
2642.58	Louise Von Randow	Accept	7.3
2642.59	Louise Von Randow	Accept in Part	7.3
2642.6	Louise Von Randow	Accept in Part	5
2642.60	Louise Von Randow	Accept	7.4
2642.61	Louise Von Randow	Accept in Part	7.4
2642.62	Louise Von Randow	Reject	8
2642.63	Louise Von Randow	Accept	7.5
2642.64	Louise Von Randow	Accept in Part	7.5
2642.65	Louise Von Randow	Reject	7.5
2642.66	Louise Von Randow	Reject	8
2642.67	Louise Von Randow	Accept	7.5
2642.68	Louise Von Randow	Accept in Part	7.5
2642.69	Louise Von Randow	Reject	8
2642.7	Louise Von Randow	Accept in Part	6.2
2642.70	Louise Von Randow	Accept in Part	7.7
2642.71	Louise Von Randow	Accept in Part	7.7
2642.72	Louise Von Randow	Reject	8
2642.73	Louise Von Randow	Accept	7.7
2642.74	Louise Von Randow	Accept in Part	7.7
2642.75	Louise Von Randow	Reject	8
2642.76	Louise Von Randow	Accept in Part	7.7
2642.77	Louise Von Randow	Accept in Part	7.7
2642.78	Louise Von Randow	Reject	8
2642.79	Louise Von Randow	Accept	7.6

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2642.8	Louise Von Randow	Accept in Part	6.2
2642.80	Louise Von Randow	Accept	7.6
2642.81	Louise Von Randow	Reject	3.1
2642.82	Louise Von Randow	Reject	3.1
2642.83	Louise Von Randow	Reject	3.1
2642.84	Louise Von Randow	Reject	3.1
2642.85	Louise Von Randow	Reject	3.1
2642.86	Louise Von Randow	Reject	3.1
2642.87	Louise Von Randow	Reject	3.1
2642.88	Louise Von Randow	Reject	3.1
2642.89	Louise Von Randow	Reject	3.1
2642.9	Louise Von Randow	Accept in Part	6.2
2642.90	Louise Von Randow	Reject	3.1
2642.91	Louise Von Randow	Reject	3.1
2642.92	Louise Von Randow	Reject	3.1
2642.93	Louise Von Randow	Reject	3.1
2643.1	Marney Price	Reject	1.4
2643.10	Marney Price	Accept in Part	6.2
2643.11	Marney Price	Accept in Part	3.1 & 7.1
2643.12	Marney Price	Accept in Part	3.1 & 7.1
2643.13	Marney Price	Accept in Part	3.1 & 7.1
2643.14	Marney Price	Accept in Part	3.1 & 7.1
2643.15	Marney Price	Reject	3.1 & 7.1
2643.16	Marney Price	Reject	8
2643.17	Marney Price	Accept in Part	5
2643.18	Marney Price	Accept in Part	6.2
2643.19	Marney Price	Accept in Part	3.1 & 7.1
2643.2	Marney Price	Reject	4

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2643.20	Marney Price	Accept in Part	3.1 & 7.1
2643.21	Marney Price	Accept in Part	3.1 & 7.1
2643.22	Marney Price	Accept in Part	3.1 & 7.1
2643.23	Marney Price	Reject	3.1 & 7.1
2643.24	Marney Price	Reject	3.1 & 7.1
2643.25	Marney Price	Reject	8
2643.26	Marney Price	Accept in Part	5
2643.27	Marney Price	Accept in Part	6.3
2643.28	Marney Price	Accept in Part	6.3
2643.29	Marney Price	Accept in Part	6.3
2643.3	Marney Price	Reject	4
2643.30	Marney Price	Accept in Part	6.3
2643.31	Marney Price	Reject	7.2
2643.32	Marney Price	Accept in Part	7.2
2643.33	Marney Price	Reject	7.2
2643.34	Marney Price	Reject	8
2643.35	Marney Price	Accept in Part	5
2643.36	Marney Price	Accept in Part	6.2
2643.37	Marney Price	Accept in Part	6.2
2643.38	Marney Price	Accept in Part	6.2
2643.39	Marney Price	Accept in Part	6.2
2643.4	Marney Price	Reject	4
2643.40	Marney Price	Accept in Part	3.1 & 7.1
2643.41	Marney Price	Accept in Part	3.1 & 7.1
2643.42	Marney Price	Accept in Part	3.1 & 7.1
2643.43	Marney Price	Accept in Part	3.1 & 7.1
2643.44	Marney Price	Reject	8
2643.45	Marney Price	Accept in Part	5

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2643.46	Marney Price	Accept in Part	6.2
2643.47	Marney Price	Accept in Part	6.2
2643.48	Marney Price	Accept in Part	6.2
2643.49	Marney Price	Accept in Part	6.2
2643.5	Marney Price	Reject	4
2643.50	Marney Price	Accept in Part	6.2
2643.51	Marney Price	Accept in Part	6.2
2643.52	Marney Price	Accept in Part	3.1 & 7.1
2643.53	Marney Price	Accept in Part	3.1 & 7.1
2643.54	Marney Price	Accept in Part	3.1 & 7.1
2643.55	Marney Price	Accept in Part	3.1 & 7.1
2643.56	Marney Price	Reject	3.1 & 7.1
2643.57	Marney Price	Reject	8
2643.58	Marney Price	Accept	7.3
2643.59	Marney Price	Accept in Part	7.3
2643.6	Marney Price	Accept in Part	5
2643.60	Marney Price	Accept	7.4
2643.61	Marney Price	Accept in Part	7.4
2643.62	Marney Price	Reject	8
2643.63	Marney Price	Accept	7.5
2643.64	Marney Price	Accept in Part	7.5
2643.65	Marney Price	Reject	7.5
2643.66	Marney Price	Reject	8
2643.67	Marney Price	Accept	7.5
2643.68	Marney Price	Accept in Part	7.5
2643.69	Marney Price	Reject	8
2643.7	Marney Price	Accept in Part	6.2
2643.70	Marney Price	Accept in Part	7.7

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2643.71	Marney Price	Accept in Part	7.7
2643.72	Marney Price	Reject	8
2643.73	Marney Price	Accept	7.7
2643.74	Marney Price	Accept in Part	7.7
2643.75	Marney Price	Reject	8
2643.76	Marney Price	Accept in Part	7.7
2643.77	Marney Price	Accept in Part	7.7
2643.78	Marney Price	Reject	8
2643.79	Marney Price	Accept	7.6
2643.8	Marney Price	Accept in Part	6.2
2643.80	Marney Price	Accept	7.6
2643.81	Marney Price	Reject	3.1
2643.82	Marney Price	Reject	3.1
2643.83	Marney Price	Reject	3.1
2643.84	Marney Price	Reject	3.1
2643.85	Marney Price	Reject	3.1
2643.86	Marney Price	Reject	3.1
2643.87	Marney Price	Reject	3.1
2643.88	Marney Price	Reject	3.1
2643.89	Marney Price	Reject	3.1
2643.9	Marney Price	Accept in Part	6.2
2643.90	Marney Price	Reject	3.1
2643.91	Marney Price	Reject	3.1
2643.92	Marney Price	Reject	3.1
2643.93	Marney Price	Reject	3.1
2644.1	Michael and Michelle Nicholas	Reject	1.4
2644.10	Michael and Michelle Nicholas	Accept in Part	6.2
2644.11	Michael and Michelle Nicholas	Accept in Part	3.1 & 7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2644.12	Michael and Michelle Nicholas	Accept in Part	3.1 & 7.1
2644.13	Michael and Michelle Nicholas	Accept in Part	3.1 & 7.1
2644.14	Michael and Michelle Nicholas	Accept in Part	3.1 & 7.1
2644.15	Michael and Michelle Nicholas	Reject	3.1 & 7.1
2644.16	Michael and Michelle Nicholas	Reject	8
2644.17	Michael and Michelle Nicholas	Accept in Part	5
2644.18	Michael and Michelle Nicholas	Accept in Part	6.2
2644.19	Michael and Michelle Nicholas	Accept in Part	3.1 & 7.1
2644.2	Michael and Michelle Nicholas	Reject	4
2644.20	Michael and Michelle Nicholas	Accept in Part	3.1 & 7.1
2644.21	Michael and Michelle Nicholas	Accept in Part	3.1 & 7.1
2644.22	Michael and Michelle Nicholas	Accept in Part	3.1 & 7.1
2644.23	Michael and Michelle Nicholas	Reject	3.1 & 7.1
2644.24	Michael and Michelle Nicholas	Reject	3.1 & 7.1
2644.25	Michael and Michelle Nicholas	Reject	8
2644.26	Michael and Michelle Nicholas	Accept in Part	5
2644.27	Michael and Michelle Nicholas	Accept in Part	6.3
2644.28	Michael and Michelle Nicholas	Accept in Part	6.3
2644.29	Michael and Michelle Nicholas	Accept in Part	6.3
2644.3	Michael and Michelle Nicholas	Reject	4
2644.30	Michael and Michelle Nicholas	Accept in Part	6.3
2644.31	Michael and Michelle Nicholas	Reject	7.2
2644.32	Michael and Michelle Nicholas	Accept in Part	7.2
2644.33	Michael and Michelle Nicholas	Reject	7.2
2644.34	Michael and Michelle Nicholas	Reject	8
2644.35	Michael and Michelle Nicholas	Accept in Part	5
2644.36	Michael and Michelle Nicholas	Accept in Part	6.2
2644.37	Michael and Michelle Nicholas	Accept in Part	6.2



<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2644.38	Michael and Michelle Nicholas	Accept in Part	6.2
2644.39	Michael and Michelle Nicholas	Accept in Part	6.2
2644.4	Michael and Michelle Nicholas	Reject	4
2644.40	Michael and Michelle Nicholas	Accept in Part	3.1 & 7.1
2644.41	Michael and Michelle Nicholas	Accept in Part	3.1 & 7.1
2644.42	Michael and Michelle Nicholas	Accept in Part	3.1 & 7.1
2644.43	Michael and Michelle Nicholas	Accept in Part	3.1 & 7.1
2644.44	Michael and Michelle Nicholas	Reject	8
2644.45	Michael and Michelle Nicholas	Accept in Part	5
2644.46	Michael and Michelle Nicholas	Accept in Part	6.2
2644.47	Michael and Michelle Nicholas	Accept in Part	6.2
2644.48	Michael and Michelle Nicholas	Accept in Part	6.2
2644.49	Michael and Michelle Nicholas	Accept in Part	6.2
2644.5	Michael and Michelle Nicholas	Reject	4
2644.50	Michael and Michelle Nicholas	Accept in Part	6.2
2644.51	Michael and Michelle Nicholas	Accept in Part	6.2
2644.52	Michael and Michelle Nicholas	Accept in Part	3.1 & 7.1
2644.53	Michael and Michelle Nicholas	Accept in Part	3.1 & 7.1
2644.54	Michael and Michelle Nicholas	Accept in Part	3.1 & 7.1
2644.55	Michael and Michelle Nicholas	Accept in Part	3.1 & 7.1
2644.56	Michael and Michelle Nicholas	Reject	3.1 & 7.1
2644.57	Michael and Michelle Nicholas	Reject	8
2644.58	Michael and Michelle Nicholas	Accept	7.3
2644.59	Michael and Michelle Nicholas	Accept in Part	7.3
2644.6	Michael and Michelle Nicholas	Accept in Part	5
2644.60	Michael and Michelle Nicholas	Accept	7.4
2644.61	Michael and Michelle Nicholas	Accept in Part	7.4
2644.62	Michael and Michelle Nicholas	Reject	8

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2644.63	Michael and Michelle Nicholas	Accept	7.5
2644.64	Michael and Michelle Nicholas	Accept in Part	7.5
2644.65	Michael and Michelle Nicholas	Reject	7.5
2644.66	Michael and Michelle Nicholas	Reject	8
2644.67	Michael and Michelle Nicholas	Accept	7.5
2644.68	Michael and Michelle Nicholas	Accept in Part	7.5
2644.69	Michael and Michelle Nicholas	Reject	8
2644.7	Michael and Michelle Nicholas	Accept in Part	6.2
2644.70	Michael and Michelle Nicholas	Accept in Part	7.7
2644.71	Michael and Michelle Nicholas	Accept in Part	7.7
2644.72	Michael and Michelle Nicholas	Reject	8
2644.73	Michael and Michelle Nicholas	Accept	7.7
2644.74	Michael and Michelle Nicholas	Accept in Part	7.7
2644.75	Michael and Michelle Nicholas	Reject	8
2644.76	Michael and Michelle Nicholas	Accept in Part	7.7
2644.77	Michael and Michelle Nicholas	Accept in Part	7.7
2644.78	Michael and Michelle Nicholas	Reject	8
2644.79	Michael and Michelle Nicholas	Accept	7.6
2644.8	Michael and Michelle Nicholas	Accept in Part	6.2
2644.80	Michael and Michelle Nicholas	Accept	7.6
2644.81	Michael and Michelle Nicholas	Reject	3.1
2644.82	Michael and Michelle Nicholas	Reject	3.1
2644.83	Michael and Michelle Nicholas	Reject	3.1
2644.84	Michael and Michelle Nicholas	Reject	3.1
2644.85	Michael and Michelle Nicholas	Reject	3.1
2644.86	Michael and Michelle Nicholas	Reject	3.1
2644.87	Michael and Michelle Nicholas	Reject	3.1
2644.88	Michael and Michelle Nicholas	Reject	3.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2644.89	Michael and Michelle Nicholas	Reject	3.1
2644.9	Michael and Michelle Nicholas	Accept in Part	6.2
2644.90	Michael and Michelle Nicholas	Reject	3.1
2644.91	Michael and Michelle Nicholas	Reject	3.1
2644.92	Michael and Michelle Nicholas	Reject	3.1
2644.93	Michael and Michelle Nicholas	Reject	3.1
2645.1	Michael Ross	Reject	1.4
2645.10	Michael Ross	Accept in Part	6.2
2645.11	Michael Ross	Accept in Part	3.1 & 7.1
2645.12	Michael Ross	Accept in Part	3.1 & 7.1
2645.13	Michael Ross	Accept in Part	3.1 & 7.1
2645.14	Michael Ross	Accept in Part	3.1 & 7.1
2645.15	Michael Ross	Reject	3.1 & 7.1
2645.16	Michael Ross	Reject	8
2645.17	Michael Ross	Accept in Part	5
2645.18	Michael Ross	Accept in Part	6.2
2645.19	Michael Ross	Accept in Part	3.1 & 7.1
2645.2	Michael Ross	Reject	4
2645.20	Michael Ross	Accept in Part	3.1 & 7.1
2645.21	Michael Ross	Accept in Part	3.1 & 7.1
2645.22	Michael Ross	Accept in Part	3.1 & 7.1
2645.23	Michael Ross	Reject	3.1 & 7.1
2645.24	Michael Ross	Reject	3.1 & 7.1
2645.25	Michael Ross	Reject	8
2645.26	Michael Ross	Accept in Part	5
2645.27	Michael Ross	Accept in Part	6.3
2645.28	Michael Ross	Accept in Part	6.3
2645.29	Michael Ross	Accept in Part	6.3

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2645.3	Michael Ross	Reject	4
2645.30	Michael Ross	Accept in Part	6.3
2645.31	Michael Ross	Reject	7.2
2645.32	Michael Ross	Accept in Part	7.2
2645.33	Michael Ross	Reject	7.2
2645.34	Michael Ross	Reject	8
2645.35	Michael Ross	Accept in Part	5
2645.36	Michael Ross	Accept in Part	6.2
2645.37	Michael Ross	Accept in Part	6.2
2645.38	Michael Ross	Accept in Part	6.2
2645.39	Michael Ross	Accept in Part	6.2
2645.4	Michael Ross	Reject	4
2645.40	Michael Ross	Accept in Part	3.1 & 7.1
2645.41	Michael Ross	Accept in Part	3.1 & 7.1
2645.42	Michael Ross	Accept in Part	3.1 & 7.1
2645.43	Michael Ross	Accept in Part	3.1 & 7.1
2645.44	Michael Ross	Reject	8
2645.45	Michael Ross	Accept in Part	5
2645.46	Michael Ross	Accept in Part	6.2
2645.47	Michael Ross	Accept in Part	6.2
2645.48	Michael Ross	Accept in Part	6.2
2645.49	Michael Ross	Accept in Part	6.2
2645.5	Michael Ross	Reject	4
2645.50	Michael Ross	Accept in Part	6.2
2645.51	Michael Ross	Accept in Part	6.2
2645.52	Michael Ross	Accept in Part	3.1 & 7.1
2645.53	Michael Ross	Accept in Part	3.1 & 7.1
2645.54	Michael Ross	Accept in Part	3.1 & 7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2645.55	Michael Ross	Accept in Part	3.1 & 7.1
2645.56	Michael Ross	Reject	3.1 & 7.1
2645.57	Michael Ross	Reject	8
2645.58	Michael Ross	Accept	7.3
2645.59	Michael Ross	Accept in Part	7.3
2645.6	Michael Ross	Accept in Part	5
2645.60	Michael Ross	Accept	7.4
2645.61	Michael Ross	Accept in Part	7.4
2645.62	Michael Ross	Reject	8
2645.63	Michael Ross	Accept	7.5
2645.64	Michael Ross	Accept in Part	7.5
2645.65	Michael Ross	Reject	7.5
2645.66	Michael Ross	Reject	8
2645.67	Michael Ross	Accept	7.5
2645.68	Michael Ross	Accept in Part	7.5
2645.69	Michael Ross	Reject	8
2645.7	Michael Ross	Accept in Part	6.2
2645.70	Michael Ross	Accept in Part	7.7
2645.71	Michael Ross	Accept in Part	7.7
2645.72	Michael Ross	Reject	8
2645.73	Michael Ross	Accept	7.7
2645.74	Michael Ross	Accept in Part	7.7
2645.75	Michael Ross	Reject	8
2645.76	Michael Ross	Accept in Part	7.7
2645.77	Michael Ross	Accept in Part	7.7
2645.78	Michael Ross	Reject	8
2645.79	Michael Ross	Accept	7.6
2645.8	Michael Ross	Accept in Part	6.2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2645.80	Michael Ross	Accept	7.6
2645.81	Michael Ross	Reject	3.1
2645.82	Michael Ross	Reject	3.1
2645.83	Michael Ross	Reject	3.1
2645.84	Michael Ross	Reject	3.1
2645.85	Michael Ross	Reject	3.1
2645.86	Michael Ross	Reject	3.1
2645.87	Michael Ross	Reject	3.1
2645.88	Michael Ross	Reject	3.1
2645.89	Michael Ross	Reject	3.1
2645.9	Michael Ross	Accept in Part	6.2
2645.90	Michael Ross	Reject	3.1
2645.91	Michael Ross	Reject	3.1
2645.92	Michael Ross	Reject	3.1
2645.93	Michael Ross	Reject	3.1
2646.1	Mike Walsh	Reject	1.4
2646.10	Mike Walsh	Accept in Part	6.2
2646.11	Mike Walsh	Accept in Part	3.1 & 7.1
2646.12	Mike Walsh	Accept in Part	3.1 & 7.1
2646.13	Mike Walsh	Accept in Part	3.1 & 7.1
2646.14	Mike Walsh	Accept in Part	3.1 & 7.1
2646.15	Mike Walsh	Reject	3.1 & 7.1
2646.16	Mike Walsh	Reject	8
2646.17	Mike Walsh	Accept in Part	5
2646.18	Mike Walsh	Accept in Part	6.2
2646.19	Mike Walsh	Accept in Part	3.1 & 7.1
2646.2	Mike Walsh	Reject	4
2646.20	Mike Walsh	Accept in Part	3.1 & 7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2646.21	Mike Walsh	Accept in Part	3.1 & 7.1
2646.22	Mike Walsh	Accept in Part	3.1 & 7.1
2646.23	Mike Walsh	Reject	3.1 & 7.1
2646.24	Mike Walsh	Reject	3.1 & 7.1
2646.25	Mike Walsh	Reject	8
2646.26	Mike Walsh	Accept in Part	5
2646.27	Mike Walsh	Accept in Part	6.3
2646.28	Mike Walsh	Accept in Part	6.3
2646.29	Mike Walsh	Accept in Part	6.3
2646.3	Mike Walsh	Reject	4
2646.30	Mike Walsh	Accept in Part	6.3
2646.31	Mike Walsh	Reject	7.2
2646.32	Mike Walsh	Accept in Part	7.2
2646.33	Mike Walsh	Reject	7.2
2646.34	Mike Walsh	Reject	8
2646.35	Mike Walsh	Accept in Part	5
2646.36	Mike Walsh	Accept in Part	6.2
2646.37	Mike Walsh	Accept in Part	6.2
2646.38	Mike Walsh	Accept in Part	6.2
2646.39	Mike Walsh	Accept in Part	6.2
2646.4	Mike Walsh	Reject	4
2646.40	Mike Walsh	Accept in Part	3.1 & 7.1
2646.41	Mike Walsh	Accept in Part	3.1 & 7.1
2646.42	Mike Walsh	Accept in Part	3.1 & 7.1
2646.43	Mike Walsh	Accept in Part	3.1 & 7.1
2646.44	Mike Walsh	Reject	8
2646.45	Mike Walsh	Accept in Part	5
2646.46	Mike Walsh	Accept in Part	6.2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2646.47	Mike Walsh	Accept in Part	6.2
2646.48	Mike Walsh	Accept in Part	6.2
2646.49	Mike Walsh	Accept in Part	6.2
2646.5	Mike Walsh	Reject	4
2646.50	Mike Walsh	Accept in Part	6.2
2646.51	Mike Walsh	Accept in Part	6.2
2646.52	Mike Walsh	Accept in Part	3.1 & 7.1
2646.53	Mike Walsh	Accept in Part	3.1 & 7.1
2646.54	Mike Walsh	Accept in Part	3.1 & 7.1
2646.55	Mike Walsh	Accept in Part	3.1 & 7.1
2646.56	Mike Walsh	Reject	3.1 & 7.1
2646.57	Mike Walsh	Reject	8
2646.58	Mike Walsh	Accept	7.3
2646.59	Mike Walsh	Accept in Part	7.3
2646.6	Mike Walsh	Accept in Part	5
2646.60	Mike Walsh	Accept	7.4
2646.61	Mike Walsh	Accept in Part	7.4
2646.62	Mike Walsh	Reject	8
2646.63	Mike Walsh	Accept	7.5
2646.64	Mike Walsh	Accept in Part	7.5
2646.65	Mike Walsh	Reject	7.5
2646.66	Mike Walsh	Reject	8
2646.67	Mike Walsh	Accept	7.5
2646.68	Mike Walsh	Accept in Part	7.5
2646.69	Mike Walsh	Reject	8
2646.7	Mike Walsh	Accept in Part	6.2
2646.70	Mike Walsh	Accept in Part	7.7
2646.71	Mike Walsh	Accept in Part	7.7



<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2646.72	Mike Walsh	Reject	8
2646.73	Mike Walsh	Accept	7.7
2646.74	Mike Walsh	Accept in Part	7.7
2646.75	Mike Walsh	Reject	8
2646.76	Mike Walsh	Accept in Part	7.7
2646.77	Mike Walsh	Accept in Part	7.7
2646.78	Mike Walsh	Reject	8
2646.79	Mike Walsh	Accept	7.6
2646.8	Mike Walsh	Accept in Part	6.2
2646.80	Mike Walsh	Accept	7.6
2646.81	Mike Walsh	Reject	3.1
2646.82	Mike Walsh	Reject	3.1
2646.83	Mike Walsh	Reject	3.1
2646.84	Mike Walsh	Reject	3.1
2646.85	Mike Walsh	Reject	3.1
2646.86	Mike Walsh	Reject	3.1
2646.87	Mike Walsh	Reject	3.1
2646.88	Mike Walsh	Reject	3.1
2646.89	Mike Walsh	Reject	3.1
2646.9	Mike Walsh	Accept in Part	6.2
2646.90	Mike Walsh	Reject	3.1
2646.91	Mike Walsh	Reject	3.1
2646.92	Mike Walsh	Reject	3.1
2646.93	Mike Walsh	Reject	3.1
2647.1	Phil Dickens	Reject	1.4
2647.10	Phil Dickens	Accept in Part	6.2
2647.11	Phil Dickens	Accept in Part	3.1 & 7.1
2647.12	Phil Dickens	Accept in Part	3.1 & 7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2647.13	Phil Dickens	Accept in Part	3.1 & 7.1
2647.14	Phil Dickens	Accept in Part	3.1 & 7.1
2647.15	Phil Dickens	Reject	3.1 & 7.1
2647.16	Phil Dickens	Reject	8
2647.17	Phil Dickens	Accept in Part	5
2647.18	Phil Dickens	Accept in Part	6.2
2647.19	Phil Dickens	Accept in Part	3.1 & 7.1
2647.2	Phil Dickens	Reject	4
2647.20	Phil Dickens	Accept in Part	3.1 & 7.1
2647.21	Phil Dickens	Accept in Part	3.1 & 7.1
2647.22	Phil Dickens	Accept in Part	3.1 & 7.1
2647.23	Phil Dickens	Reject	3.1 & 7.1
2647.24	Phil Dickens	Reject	3.1 & 7.1
2647.25	Phil Dickens	Reject	8
2647.26	Phil Dickens	Accept in Part	5
2647.27	Phil Dickens	Accept in Part	6.3
2647.28	Phil Dickens	Accept in Part	6.3
2647.29	Phil Dickens	Accept in Part	6.3
2647.3	Phil Dickens	Reject	4
2647.30	Phil Dickens	Accept in Part	6.3
2647.31	Phil Dickens	Reject	7.2
2647.32	Phil Dickens	Accept in Part	7.2
2647.33	Phil Dickens	Reject	7.2
2647.34	Phil Dickens	Reject	8
2647.35	Phil Dickens	Accept in Part	5
2647.36	Phil Dickens	Accept in Part	6.2
2647.37	Phil Dickens	Accept in Part	6.2
2647.38	Phil Dickens	Accept in Part	6.2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2647.39	Phil Dickens	Accept in Part	6.2
2647.4	Phil Dickens	Reject	4
2647.40	Phil Dickens	Accept in Part	3.1 & 7.1
2647.41	Phil Dickens	Accept in Part	3.1 & 7.1
2647.42	Phil Dickens	Accept in Part	3.1 & 7.1
2647.43	Phil Dickens	Accept in Part	3.1 & 7.1
2647.44	Phil Dickens	Reject	8
2647.45	Phil Dickens	Accept in Part	5
2647.46	Phil Dickens	Accept in Part	6.2
2647.47	Phil Dickens	Accept in Part	6.2
2647.48	Phil Dickens	Accept in Part	6.2
2647.49	Phil Dickens	Accept in Part	6.2
2647.5	Phil Dickens	Reject	4
2647.50	Phil Dickens	Accept in Part	6.2
2647.51	Phil Dickens	Accept in Part	6.2
2647.52	Phil Dickens	Accept in Part	3.1 & 7.1
2647.53	Phil Dickens	Accept in Part	3.1 & 7.1
2647.54	Phil Dickens	Accept in Part	3.1 & 7.1
2647.55	Phil Dickens	Accept in Part	3.1 & 7.1
2647.56	Phil Dickens	Reject	3.1 & 7.1
2647.57	Phil Dickens	Reject	8
2647.58	Phil Dickens	Accept	7.3
2647.59	Phil Dickens	Accept in Part	7.3
2647.6	Phil Dickens	Accept in Part	5
2647.60	Phil Dickens	Accept	7.4
2647.61	Phil Dickens	Accept in Part	7.4
2647.62	Phil Dickens	Reject	8
2647.63	Phil Dickens	Accept	7.5

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2647.64	Phil Dickens	Accept in Part	7.5
2647.65	Phil Dickens	Reject	7.5
2647.66	Phil Dickens	Reject	8
2647.67	Phil Dickens	Accept	7.5
2647.68	Phil Dickens	Accept in Part	7.5
2647.69	Phil Dickens	Reject	8
2647.7	Phil Dickens	Accept in Part	6.2
2647.70	Phil Dickens	Accept in Part	7.7
2647.71	Phil Dickens	Accept in Part	7.7
2647.72	Phil Dickens	Reject	8
2647.73	Phil Dickens	Accept	7.7
2647.74	Phil Dickens	Accept in Part	7.7
2647.75	Phil Dickens	Reject	8
2647.76	Phil Dickens	Accept in Part	7.7
2647.77	Phil Dickens	Accept in Part	7.7
2647.78	Phil Dickens	Reject	8
2647.79	Phil Dickens	Accept	7.6
2647.8	Phil Dickens	Accept in Part	6.2
2647.80	Phil Dickens	Accept	7.6
2647.81	Phil Dickens	Reject	3.1
2647.82	Phil Dickens	Reject	3.1
2647.83	Phil Dickens	Reject	3.1
2647.84	Phil Dickens	Reject	3.1
2647.85	Phil Dickens	Reject	3.1
2647.86	Phil Dickens	Reject	3.1
2647.87	Phil Dickens	Reject	3.1
2647.88	Phil Dickens	Reject	3.1
2647.89	Phil Dickens	Reject	3.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2647.9	Phil Dickens	Accept in Part	6.2
2647.90	Phil Dickens	Reject	3.1
2647.91	Phil Dickens	Reject	3.1
2647.92	Phil Dickens	Reject	3.1
2647.93	Phil Dickens	Reject	3.1
2648.1	Sharon and Adrian Reynolds	Reject	1.4
2648.10	Sharon and Adrian Reynolds	Accept in Part	6.2
2648.11	Sharon and Adrian Reynolds	Accept in Part	3.1 & 7.1
2648.12	Sharon and Adrian Reynolds	Accept in Part	3.1 & 7.1
2648.13	Sharon and Adrian Reynolds	Accept in Part	3.1 & 7.1
2648.14	Sharon and Adrian Reynolds	Accept in Part	3.1 & 7.1
2648.15	Sharon and Adrian Reynolds	Reject	3.1 & 7.1
2648.16	Sharon and Adrian Reynolds	Reject	8
2648.17	Sharon and Adrian Reynolds	Accept in Part	5
2648.18	Sharon and Adrian Reynolds	Accept in Part	6.2
2648.19	Sharon and Adrian Reynolds	Accept in Part	3.1 & 7.1
2648.2	Sharon and Adrian Reynolds	Reject	4
2648.20	Sharon and Adrian Reynolds	Accept in Part	3.1 & 7.1
2648.21	Sharon and Adrian Reynolds	Accept in Part	3.1 & 7.1
2648.22	Sharon and Adrian Reynolds	Accept in Part	3.1 & 7.1
2648.23	Sharon and Adrian Reynolds	Reject	3.1 & 7.1
2648.24	Sharon and Adrian Reynolds	Reject	3.1 & 7.1
2648.25	Sharon and Adrian Reynolds	Reject	8
2648.26	Sharon and Adrian Reynolds	Accept in Part	5
2648.27	Sharon and Adrian Reynolds	Accept in Part	6.3
2648.28	Sharon and Adrian Reynolds	Accept in Part	6.3
2648.29	Sharon and Adrian Reynolds	Accept in Part	6.3
2648.3	Sharon and Adrian Reynolds	Reject	4

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2648.30	Sharon and Adrian Reynolds	Accept in Part	6.3
2648.31	Sharon and Adrian Reynolds	Reject	7.2
2648.32	Sharon and Adrian Reynolds	Accept in Part	7.2
2648.33	Sharon and Adrian Reynolds	Reject	7.2
2648.34	Sharon and Adrian Reynolds	Reject	8
2648.35	Sharon and Adrian Reynolds	Accept in Part	5
2648.36	Sharon and Adrian Reynolds	Accept in Part	6.2
2648.37	Sharon and Adrian Reynolds	Accept in Part	6.2
2648.38	Sharon and Adrian Reynolds	Accept in Part	6.2
2648.39	Sharon and Adrian Reynolds	Accept in Part	6.2
2648.4	Sharon and Adrian Reynolds	Reject	4
2648.40	Sharon and Adrian Reynolds	Accept in Part	3.1 & 7.1
2648.41	Sharon and Adrian Reynolds	Accept in Part	3.1 & 7.1
2648.42	Sharon and Adrian Reynolds	Accept in Part	3.1 & 7.1
2648.43	Sharon and Adrian Reynolds	Accept in Part	3.1 & 7.1
2648.44	Sharon and Adrian Reynolds	Reject	8
2648.45	Sharon and Adrian Reynolds	Accept in Part	5
2648.46	Sharon and Adrian Reynolds	Accept in Part	6.2
2648.47	Sharon and Adrian Reynolds	Accept in Part	6.2
2648.48	Sharon and Adrian Reynolds	Accept in Part	6.2
2648.49	Sharon and Adrian Reynolds	Accept in Part	6.2
2648.5	Sharon and Adrian Reynolds	Reject	4
2648.50	Sharon and Adrian Reynolds	Accept in Part	6.2
2648.51	Sharon and Adrian Reynolds	Accept in Part	6.2
2648.52	Sharon and Adrian Reynolds	Accept in Part	3.1 & 7.1
2648.53	Sharon and Adrian Reynolds	Accept in Part	3.1 & 7.1
2648.54	Sharon and Adrian Reynolds	Accept in Part	3.1 & 7.1
2648.55	Sharon and Adrian Reynolds	Accept in Part	3.1 & 7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2648.56	Sharon and Adrian Reynolds	Reject	3.1 & 7.1
2648.57	Sharon and Adrian Reynolds	Reject	8
2648.58	Sharon and Adrian Reynolds	Accept	7.3
2648.59	Sharon and Adrian Reynolds	Accept in Part	7.3
2648.6	Sharon and Adrian Reynolds	Accept in Part	5
2648.60	Sharon and Adrian Reynolds	Accept	7.4
2648.61	Sharon and Adrian Reynolds	Accept in Part	7.4
2648.62	Sharon and Adrian Reynolds	Reject	8
2648.63	Sharon and Adrian Reynolds	Accept	7.5
2648.64	Sharon and Adrian Reynolds	Accept in Part	7.5
2648.65	Sharon and Adrian Reynolds	Reject	7.5
2648.66	Sharon and Adrian Reynolds	Reject	8
2648.67	Sharon and Adrian Reynolds	Accept	7.5
2648.68	Sharon and Adrian Reynolds	Accept in Part	7.5
2648.69	Sharon and Adrian Reynolds	Reject	8
2648.7	Sharon and Adrian Reynolds	Accept in Part	6.2
2648.70	Sharon and Adrian Reynolds	Accept in Part	7.7
2648.71	Sharon and Adrian Reynolds	Accept in Part	7.7
2648.72	Sharon and Adrian Reynolds	Reject	8
2648.73	Sharon and Adrian Reynolds	Accept	7.7
2648.74	Sharon and Adrian Reynolds	Accept in Part	7.7
2648.75	Sharon and Adrian Reynolds	Reject	8
2648.76	Sharon and Adrian Reynolds	Accept in Part	7.7
2648.77	Sharon and Adrian Reynolds	Accept in Part	7.7
2648.78	Sharon and Adrian Reynolds	Reject	8
2648.79	Sharon and Adrian Reynolds	Accept	7.6
2648.8	Sharon and Adrian Reynolds	Accept in Part	6.2
2648.80	Sharon and Adrian Reynolds	Accept	7.6

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2648.81	Sharon and Adrian Reynolds	Reject	3.1
2648.82	Sharon and Adrian Reynolds	Reject	3.1
2648.83	Sharon and Adrian Reynolds	Reject	3.1
2648.84	Sharon and Adrian Reynolds	Reject	3.1
2648.85	Sharon and Adrian Reynolds	Reject	3.1
2648.86	Sharon and Adrian Reynolds	Reject	3.1
2648.87	Sharon and Adrian Reynolds	Reject	3.1
2648.88	Sharon and Adrian Reynolds	Reject	3.1
2648.89	Sharon and Adrian Reynolds	Reject	3.1
2648.9	Sharon and Adrian Reynolds	Accept in Part	6.2
2648.90	Sharon and Adrian Reynolds	Reject	3.1
2648.91	Sharon and Adrian Reynolds	Reject	3.1
2648.92	Sharon and Adrian Reynolds	Reject	3.1
2648.93	Sharon and Adrian Reynolds	Reject	3.1
2649.1	Stephanie Grant	Reject	1.4
2649.10	Stephanie Grant	Accept in Part	6.2
2649.11	Stephanie Grant	Accept in Part	3.1 & 7.1
2649.12	Stephanie Grant	Accept in Part	3.1 & 7.1
2649.13	Stephanie Grant	Accept in Part	3.1 & 7.1
2649.14	Stephanie Grant	Accept in Part	3.1 & 7.1
2649.15	Stephanie Grant	Reject	3.1 & 7.1
2649.16	Stephanie Grant	Reject	8
2649.17	Stephanie Grant	Accept in Part	5
2649.18	Stephanie Grant	Accept in Part	6.2
2649.19	Stephanie Grant	Accept in Part	3.1 & 7.1
2649.2	Stephanie Grant	Reject	4
2649.20	Stephanie Grant	Accept in Part	3.1 & 7.1
2649.21	Stephanie Grant	Accept in Part	3.1 & 7.1



<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2649.22	Stephanie Grant	Accept in Part	3.1 & 7.1
2649.23	Stephanie Grant	Reject	3.1 & 7.1
2649.24	Stephanie Grant	Reject	3.1 & 7.1
2649.25	Stephanie Grant	Reject	8
2649.26	Stephanie Grant	Accept in Part	5
2649.27	Stephanie Grant	Accept in Part	6.3
2649.28	Stephanie Grant	Accept in Part	6.3
2649.29	Stephanie Grant	Accept in Part	6.3
2649.3	Stephanie Grant	Reject	4
2649.30	Stephanie Grant	Accept in Part	6.3
2649.31	Stephanie Grant	Reject	7.2
2649.32	Stephanie Grant	Accept in Part	7.2
2649.33	Stephanie Grant	Reject	7.2
2649.34	Stephanie Grant	Reject	8
2649.35	Stephanie Grant	Accept in Part	5
2649.36	Stephanie Grant	Accept in Part	6.2
2649.37	Stephanie Grant	Accept in Part	6.2
2649.38	Stephanie Grant	Accept in Part	6.2
2649.39	Stephanie Grant	Accept in Part	6.2
2649.4	Stephanie Grant	Reject	4
2649.40	Stephanie Grant	Accept in Part	3.1 & 7.1
2649.41	Stephanie Grant	Accept in Part	3.1 & 7.1
2649.42	Stephanie Grant	Accept in Part	3.1 & 7.1
2649.43	Stephanie Grant	Accept in Part	3.1 & 7.1
2649.44	Stephanie Grant	Reject	8
2649.45	Stephanie Grant	Accept in Part	5
2649.46	Stephanie Grant	Accept in Part	6.2
2649.47	Stephanie Grant	Accept in Part	6.2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2649.48	Stephanie Grant	Accept in Part	6.2
2649.49	Stephanie Grant	Accept in Part	6.2
2649.5	Stephanie Grant	Reject	4
2649.50	Stephanie Grant	Accept in Part	6.2
2649.51	Stephanie Grant	Accept in Part	6.2
2649.52	Stephanie Grant	Accept in Part	3.1 & 7.1
2649.53	Stephanie Grant	Accept in Part	3.1 & 7.1
2649.54	Stephanie Grant	Accept in Part	3.1 & 7.1
2649.55	Stephanie Grant	Accept in Part	3.1 & 7.1
2649.56	Stephanie Grant	Reject	3.1 & 7.1
2649.57	Stephanie Grant	Reject	8
2649.58	Stephanie Grant	Accept	7.3
2649.59	Stephanie Grant	Accept in Part	7.3
2649.6	Stephanie Grant	Accept in Part	5
2649.60	Stephanie Grant	Accept	7.4
2649.61	Stephanie Grant	Accept in Part	7.4
2649.62	Stephanie Grant	Reject	8
2649.63	Stephanie Grant	Accept	7.5
2649.64	Stephanie Grant	Accept in Part	7.5
2649.65	Stephanie Grant	Reject	7.5
2649.66	Stephanie Grant	Reject	8
2649.67	Stephanie Grant	Accept	7.5
2649.68	Stephanie Grant	Accept in Part	7.5
2649.69	Stephanie Grant	Reject	8
2649.7	Stephanie Grant	Accept in Part	6.2
2649.70	Stephanie Grant	Accept in Part	7.7
2649.71	Stephanie Grant	Accept in Part	7.7
2649.72	Stephanie Grant	Reject	8

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2649.73	Stephanie Grant	Accept	7.7
2649.74	Stephanie Grant	Accept in Part	7.7
2649.75	Stephanie Grant	Reject	8
2649.76	Stephanie Grant	Accept in Part	7.7
2649.77	Stephanie Grant	Accept in Part	7.7
2649.78	Stephanie Grant	Reject	8
2649.79	Stephanie Grant	Accept	7.6
2649.8	Stephanie Grant	Accept in Part	6.2
2649.80	Stephanie Grant	Accept	7.6
2649.81	Stephanie Grant	Reject	3.1
2649.82	Stephanie Grant	Reject	3.1
2649.83	Stephanie Grant	Reject	3.1
2649.84	Stephanie Grant	Reject	3.1
2649.85	Stephanie Grant	Reject	3.1
2649.86	Stephanie Grant	Reject	3.1
2649.87	Stephanie Grant	Reject	3.1
2649.88	Stephanie Grant	Reject	3.1
2649.89	Stephanie Grant	Reject	3.1
2649.9	Stephanie Grant	Accept in Part	6.2
2649.90	Stephanie Grant	Reject	3.1
2649.91	Stephanie Grant	Reject	3.1
2649.92	Stephanie Grant	Reject	3.1
2649.93	Stephanie Grant	Reject	3.1
2650.1	Tania Carter	Reject	1.4
2650.10	Tania Carter	Accept in Part	6.2
2650.11	Tania Carter	Accept in Part	3.1 & 7.1
2650.12	Tania Carter	Accept in Part	3.1 & 7.1
2650.13	Tania Carter	Accept in Part	3.1 & 7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2650.14	Tania Carter	Accept in Part	3.1 & 7.1
2650.15	Tania Carter	Reject	3.1 & 7.1
2650.16	Tania Carter	Reject	8
2650.17	Tania Carter	Accept in Part	5
2650.18	Tania Carter	Accept in Part	6.2
2650.19	Tania Carter	Accept in Part	3.1 & 7.1
2650.2	Tania Carter	Reject	4
2650.20	Tania Carter	Accept in Part	3.1 & 7.1
2650.21	Tania Carter	Accept in Part	3.1 & 7.1
2650.22	Tania Carter	Accept in Part	3.1 & 7.1
2650.23	Tania Carter	Reject	3.1 & 7.1
2650.24	Tania Carter	Reject	3.1 & 7.1
2650.25	Tania Carter	Reject	8
2650.26	Tania Carter	Accept in Part	5
2650.27	Tania Carter	Accept in Part	6.3
2650.28	Tania Carter	Accept in Part	6.3
2650.29	Tania Carter	Accept in Part	6.3
2650.3	Tania Carter	Reject	4
2650.30	Tania Carter	Accept in Part	6.3
2650.31	Tania Carter	Reject	7.2
2650.32	Tania Carter	Accept in Part	7.2
2650.33	Tania Carter	Reject	7.2
2650.34	Tania Carter	Reject	8
2650.35	Tania Carter	Accept in Part	5
2650.36	Tania Carter	Accept in Part	6.2
2650.37	Tania Carter	Accept in Part	6.2
2650.38	Tania Carter	Accept in Part	6.2
2650.39	Tania Carter	Accept in Part	6.2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2650.4	Tania Carter	Reject	4
2650.40	Tania Carter	Accept in Part	3.1 & 7.1
2650.41	Tania Carter	Accept in Part	3.1 & 7.1
2650.42	Tania Carter	Accept in Part	3.1 & 7.1
2650.43	Tania Carter	Accept in Part	3.1 & 7.1
2650.44	Tania Carter	Reject	8
2650.45	Tania Carter	Accept in Part	5
2650.46	Tania Carter	Accept in Part	6.2
2650.47	Tania Carter	Accept in Part	6.2
2650.48	Tania Carter	Accept in Part	6.2
2650.49	Tania Carter	Accept in Part	6.2
2650.5	Tania Carter	Reject	4
2650.50	Tania Carter	Accept in Part	6.2
2650.51	Tania Carter	Accept in Part	6.2
2650.52	Tania Carter	Accept in Part	3.1 & 7.1
2650.53	Tania Carter	Accept in Part	3.1 & 7.1
2650.54	Tania Carter	Accept in Part	3.1 & 7.1
2650.55	Tania Carter	Accept in Part	3.1 & 7.1
2650.56	Tania Carter	Reject	3.1 & 7.1
2650.57	Tania Carter	Reject	8
2650.58	Tania Carter	Accept	7.3
2650.59	Tania Carter	Accept in Part	7.3
2650.6	Tania Carter	Accept in Part	5
2650.60	Tania Carter	Accept	7.4
2650.61	Tania Carter	Accept in Part	7.4
2650.62	Tania Carter	Reject	8
2650.63	Tania Carter	Accept	7.5
2650.64	Tania Carter	Accept in Part	7.5

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2650.65	Tania Carter	Reject	7.5
2650.66	Tania Carter	Reject	8
2650.67	Tania Carter	Accept	7.5
2650.68	Tania Carter	Accept in Part	7.5
2650.69	Tania Carter	Reject	8
2650.7	Tania Carter	Accept in Part	6.2
2650.70	Tania Carter	Accept in Part	7.7
2650.71	Tania Carter	Accept in Part	7.7
2650.72	Tania Carter	Reject	8
2650.73	Tania Carter	Accept	7.7
2650.74	Tania Carter	Accept in Part	7.7
2650.75	Tania Carter	Reject	8
2650.76	Tania Carter	Accept in Part	7.7
2650.77	Tania Carter	Accept in Part	7.7
2650.78	Tania Carter	Reject	8
2650.79	Tania Carter	Accept	7.6
2650.8	Tania Carter	Accept in Part	6.2
2650.80	Tania Carter	Accept	7.6
2650.81	Tania Carter	Reject	3.1
2650.82	Tania Carter	Reject	3.1
2650.83	Tania Carter	Reject	3.1
2650.84	Tania Carter	Reject	3.1
2650.85	Tania Carter	Reject	3.1
2650.86	Tania Carter	Reject	3.1
2650.87	Tania Carter	Reject	3.1
2650.88	Tania Carter	Reject	3.1
2650.89	Tania Carter	Reject	3.1
2650.9	Tania Carter	Accept in Part	6.2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2650.90	Tania Carter	Reject	3.1
2650.91	Tania Carter	Reject	3.1
2650.92	Tania Carter	Reject	3.1
2650.93	Tania Carter	Reject	3.1
2651.1	Tania McKenzie	Reject	1.4
2651.10	Tania McKenzie	Accept in Part	6.2
2651.11	Tania McKenzie	Accept in Part	3.1 & 7.1
2651.12	Tania McKenzie	Accept in Part	3.1 & 7.1
2651.13	Tania McKenzie	Accept in Part	3.1 & 7.1
2651.14	Tania McKenzie	Accept in Part	3.1 & 7.1
2651.15	Tania McKenzie	Reject	3.1 & 7.1
2651.16	Tania McKenzie	Reject	8
2651.17	Tania McKenzie	Accept in Part	5
2651.18	Tania McKenzie	Accept in Part	6.2
2651.19	Tania McKenzie	Accept in Part	3.1 & 7.1
2651.2	Tania McKenzie	Reject	4
2651.20	Tania McKenzie	Accept in Part	3.1 & 7.1
2651.21	Tania McKenzie	Accept in Part	3.1 & 7.1
2651.22	Tania McKenzie	Accept in Part	3.1 & 7.1
2651.23	Tania McKenzie	Reject	3.1 & 7.1
2651.24	Tania McKenzie	Reject	3.1 & 7.1
2651.25	Tania McKenzie	Reject	8
2651.26	Tania McKenzie	Accept in Part	5
2651.27	Tania McKenzie	Accept in Part	6.3
2651.28	Tania McKenzie	Accept in Part	6.3
2651.29	Tania McKenzie	Accept in Part	6.3
2651.3	Tania McKenzie	Reject	4
2651.30	Tania McKenzie	Accept in Part	6.3

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2651.31	Tania McKenzie	Reject	7.2
2651.32	Tania McKenzie	Accept in Part	7.2
2651.33	Tania McKenzie	Reject	7.2
2651.34	Tania McKenzie	Reject	8
2651.35	Tania McKenzie	Accept in Part	5
2651.36	Tania McKenzie	Accept in Part	6.2
2651.37	Tania McKenzie	Accept in Part	6.2
2651.38	Tania McKenzie	Accept in Part	6.2
2651.39	Tania McKenzie	Accept in Part	6.2
2651.4	Tania McKenzie	Reject	4
2651.40	Tania McKenzie	Accept in Part	3.1 & 7.1
2651.41	Tania McKenzie	Accept in Part	3.1 & 7.1
2651.42	Tania McKenzie	Accept in Part	3.1 & 7.1
2651.43	Tania McKenzie	Accept in Part	3.1 & 7.1
2651.44	Tania McKenzie	Reject	8
2651.45	Tania McKenzie	Accept in Part	5
2651.46	Tania McKenzie	Accept in Part	6.2
2651.47	Tania McKenzie	Accept in Part	6.2
2651.48	Tania McKenzie	Accept in Part	6.2
2651.49	Tania McKenzie	Accept in Part	6.2
2651.5	Tania McKenzie	Reject	4
2651.50	Tania McKenzie	Accept in Part	6.2
2651.51	Tania McKenzie	Accept in Part	6.2
2651.52	Tania McKenzie	Accept in Part	3.1 & 7.1
2651.53	Tania McKenzie	Accept in Part	3.1 & 7.1
2651.54	Tania McKenzie	Accept in Part	3.1 & 7.1
2651.55	Tania McKenzie	Accept in Part	3.1 & 7.1
2651.56	Tania McKenzie	Reject	3.1 & 7.1



<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2651.57	Tania McKenzie	Reject	8
2651.58	Tania McKenzie	Accept	7.3
2651.59	Tania McKenzie	Accept in Part	7.3
2651.6	Tania McKenzie	Accept in Part	5
2651.60	Tania McKenzie	Accept	7.4
2651.61	Tania McKenzie	Accept in Part	7.4
2651.62	Tania McKenzie	Reject	8
2651.63	Tania McKenzie	Accept	7.5
2651.64	Tania McKenzie	Accept in Part	7.5
2651.65	Tania McKenzie	Reject	7.5
2651.66	Tania McKenzie	Reject	8
2651.67	Tania McKenzie	Accept	7.5
2651.68	Tania McKenzie	Accept in Part	7.5
2651.69	Tania McKenzie	Reject	8
2651.7	Tania McKenzie	Accept in Part	6.2
2651.70	Tania McKenzie	Accept in Part	7.7
2651.71	Tania McKenzie	Accept in Part	7.7
2651.72	Tania McKenzie	Reject	8
2651.73	Tania McKenzie	Accept	7.7
2651.74	Tania McKenzie	Accept in Part	7.7
2651.75	Tania McKenzie	Reject	8
2651.76	Tania McKenzie	Accept in Part	7.7
2651.77	Tania McKenzie	Accept in Part	7.7
2651.78	Tania McKenzie	Reject	8
2651.79	Tania McKenzie	Accept	7.6
2651.8	Tania McKenzie	Accept in Part	6.2
2651.80	Tania McKenzie	Accept	7.6
2651.81	Tania McKenzie	Reject	3.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2651.82	Tania McKenzie	Reject	3.1
2651.83	Tania McKenzie	Reject	3.1
2651.84	Tania McKenzie	Reject	3.1
2651.85	Tania McKenzie	Reject	3.1
2651.86	Tania McKenzie	Reject	3.1
2651.87	Tania McKenzie	Reject	3.1
2651.88	Tania McKenzie	Reject	3.1
2651.89	Tania McKenzie	Reject	3.1
2651.9	Tania McKenzie	Accept in Part	6.2
2651.90	Tania McKenzie	Reject	3.1
2651.91	Tania McKenzie	Reject	3.1
2651.92	Tania McKenzie	Reject	3.1
2651.93	Tania McKenzie	Reject	3.1
2652.1	Thomas Symon	Reject	1.4
2652.10	Thomas Symon	Accept in Part	6.2
2652.11	Thomas Symon	Accept in Part	3.1 & 7.1
2652.12	Thomas Symon	Accept in Part	3.1 & 7.1
2652.13	Thomas Symon	Accept in Part	3.1 & 7.1
2652.14	Thomas Symon	Accept in Part	3.1 & 7.1
2652.15	Thomas Symon	Reject	3.1 & 7.1
2652.16	Thomas Symon	Reject	8
2652.17	Thomas Symon	Accept in Part	5
2652.18	Thomas Symon	Accept in Part	6.2
2652.19	Thomas Symon	Accept in Part	3.1 & 7.1
2652.2	Thomas Symon	Reject	4
2652.20	Thomas Symon	Accept in Part	3.1 & 7.1
2652.21	Thomas Symon	Accept in Part	3.1 & 7.1
2652.22	Thomas Symon	Accept in Part	3.1 & 7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2652.23	Thomas Symon	Reject	3.1 & 7.1
2652.24	Thomas Symon	Reject	3.1 & 7.1
2652.25	Thomas Symon	Reject	8
2652.26	Thomas Symon	Accept in Part	5
2652.27	Thomas Symon	Accept in Part	6.3
2652.28	Thomas Symon	Accept in Part	6.3
2652.29	Thomas Symon	Accept in Part	6.3
2652.3	Thomas Symon	Reject	4
2652.30	Thomas Symon	Accept in Part	6.3
2652.31	Thomas Symon	Reject	7.2
2652.32	Thomas Symon	Accept in Part	7.2
2652.33	Thomas Symon	Reject	7.2
2652.34	Thomas Symon	Reject	8
2652.35	Thomas Symon	Accept in Part	5
2652.36	Thomas Symon	Accept in Part	6.2
2652.37	Thomas Symon	Accept in Part	6.2
2652.38	Thomas Symon	Accept in Part	6.2
2652.39	Thomas Symon	Accept in Part	6.2
2652.4	Thomas Symon	Reject	4
2652.40	Thomas Symon	Accept in Part	3.1 & 7.1
2652.41	Thomas Symon	Accept in Part	3.1 & 7.1
2652.42	Thomas Symon	Accept in Part	3.1 & 7.1
2652.43	Thomas Symon	Accept in Part	3.1 & 7.1
2652.44	Thomas Symon	Reject	8
2652.45	Thomas Symon	Accept in Part	5
2652.46	Thomas Symon	Accept in Part	6.2
2652.47	Thomas Symon	Accept in Part	6.2
2652.48	Thomas Symon	Accept in Part	6.2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2652.49	Thomas Symon	Accept in Part	6.2
2652.5	Thomas Symon	Reject	4
2652.50	Thomas Symon	Accept in Part	6.2
2652.51	Thomas Symon	Accept in Part	6.2
2652.52	Thomas Symon	Accept in Part	3.1 & 7.1
2652.53	Thomas Symon	Accept in Part	3.1 & 7.1
2652.54	Thomas Symon	Accept in Part	3.1 & 7.1
2652.55	Thomas Symon	Accept in Part	3.1 & 7.1
2652.56	Thomas Symon	Reject	3.1 & 7.1
2652.57	Thomas Symon	Reject	8
2652.58	Thomas Symon	Accept	7.3
2652.59	Thomas Symon	Accept in Part	7.3
2652.6	Thomas Symon	Accept in Part	5
2652.60	Thomas Symon	Accept	7.4
2652.61	Thomas Symon	Accept in Part	7.4
2652.62	Thomas Symon	Reject	8
2652.63	Thomas Symon	Accept	7.5
2652.64	Thomas Symon	Accept in Part	7.5
2652.65	Thomas Symon	Reject	7.5
2652.66	Thomas Symon	Reject	8
2652.67	Thomas Symon	Accept	7.5
2652.68	Thomas Symon	Accept in Part	7.5
2652.69	Thomas Symon	Reject	8
2652.7	Thomas Symon	Accept in Part	6.2
2652.70	Thomas Symon	Accept in Part	7.7
2652.71	Thomas Symon	Accept in Part	7.7
2652.72	Thomas Symon	Reject	8
2652.73	Thomas Symon	Accept	7.7

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2652.74	Thomas Symon	Accept in Part	7.7
2652.75	Thomas Symon	Reject	8
2652.76	Thomas Symon	Accept in Part	7.7
2652.77	Thomas Symon	Accept in Part	7.7
2652.78	Thomas Symon	Reject	8
2652.79	Thomas Symon	Accept	7.6
2652.8	Thomas Symon	Accept in Part	6.2
2652.80	Thomas Symon	Accept	7.6
2652.81	Thomas Symon	Reject	3.1
2652.82	Thomas Symon	Reject	3.1
2652.83	Thomas Symon	Reject	3.1
2652.84	Thomas Symon	Reject	3.1
2652.85	Thomas Symon	Reject	3.1
2652.86	Thomas Symon	Reject	3.1
2652.87	Thomas Symon	Reject	3.1
2652.88	Thomas Symon	Reject	3.1
2652.89	Thomas Symon	Reject	3.1
2652.9	Thomas Symon	Accept in Part	6.2
2652.90	Thomas Symon	Reject	3.1
2652.91	Thomas Symon	Reject	3.1
2652.92	Thomas Symon	Reject	3.1
2652.93	Thomas Symon	Reject	3.1
2653.1	Toni and Richard Taylor	Reject	1.4
2653.10	Toni and Richard Taylor	Accept in Part	6.2
2653.11	Toni and Richard Taylor	Accept in Part	3.1 & 7.1
2653.12	Toni and Richard Taylor	Accept in Part	3.1 & 7.1
2653.13	Toni and Richard Taylor	Accept in Part	3.1 & 7.1
2653.14	Toni and Richard Taylor	Accept in Part	3.1 & 7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2653.15	Toni and Richard Taylor	Reject	3.1 & 7.1
2653.16	Toni and Richard Taylor	Reject	8
2653.17	Toni and Richard Taylor	Accept in Part	5
2653.18	Toni and Richard Taylor	Accept in Part	6.2
2653.19	Toni and Richard Taylor	Accept in Part	3.1 & 7.1
2653.2	Toni and Richard Taylor	Reject	4
2653.20	Toni and Richard Taylor	Accept in Part	3.1 & 7.1
2653.21	Toni and Richard Taylor	Accept in Part	3.1 & 7.1
2653.22	Toni and Richard Taylor	Accept in Part	3.1 & 7.1
2653.23	Toni and Richard Taylor	Reject	3.1 & 7.1
2653.24	Toni and Richard Taylor	Reject	3.1 & 7.1
2653.25	Toni and Richard Taylor	Reject	8
2653.26	Toni and Richard Taylor	Accept in Part	5
2653.27	Toni and Richard Taylor	Accept in Part	6.3
2653.28	Toni and Richard Taylor	Accept in Part	6.3
2653.29	Toni and Richard Taylor	Accept in Part	6.3
2653.3	Toni and Richard Taylor	Reject	4
2653.30	Toni and Richard Taylor	Accept in Part	6.3
2653.31	Toni and Richard Taylor	Reject	7.2
2653.32	Toni and Richard Taylor	Accept in Part	7.2
2653.33	Toni and Richard Taylor	Reject	7.2
2653.34	Toni and Richard Taylor	Reject	8
2653.35	Toni and Richard Taylor	Accept in Part	5
2653.36	Toni and Richard Taylor	Accept in Part	6.2
2653.37	Toni and Richard Taylor	Accept in Part	6.2
2653.38	Toni and Richard Taylor	Accept in Part	6.2
2653.39	Toni and Richard Taylor	Accept in Part	6.2
2653.4	Toni and Richard Taylor	Reject	4

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2653.40	Toni and Richard Taylor	Accept in Part	3.1 & 7.1
2653.41	Toni and Richard Taylor	Accept in Part	3.1 & 7.1
2653.42	Toni and Richard Taylor	Accept in Part	3.1 & 7.1
2653.43	Toni and Richard Taylor	Accept in Part	3.1 & 7.1
2653.44	Toni and Richard Taylor	Reject	8
2653.45	Toni and Richard Taylor	Accept in Part	5
2653.46	Toni and Richard Taylor	Accept in Part	6.2
2653.47	Toni and Richard Taylor	Accept in Part	6.2
2653.48	Toni and Richard Taylor	Accept in Part	6.2
2653.49	Toni and Richard Taylor	Accept in Part	6.2
2653.5	Toni and Richard Taylor	Reject	4
2653.50	Toni and Richard Taylor	Accept in Part	6.2
2653.51	Toni and Richard Taylor	Accept in Part	6.2
2653.52	Toni and Richard Taylor	Accept in Part	3.1 & 7.1
2653.53	Toni and Richard Taylor	Accept in Part	3.1 & 7.1
2653.54	Toni and Richard Taylor	Accept in Part	3.1 & 7.1
2653.55	Toni and Richard Taylor	Accept in Part	3.1 & 7.1
2653.56	Toni and Richard Taylor	Reject	3.1 & 7.1
2653.57	Toni and Richard Taylor	Reject	8
2653.58	Toni and Richard Taylor	Accept	7.3
2653.59	Toni and Richard Taylor	Accept in Part	7.3
2653.6	Toni and Richard Taylor	Accept in Part	5
2653.60	Toni and Richard Taylor	Accept	7.4
2653.61	Toni and Richard Taylor	Accept in Part	7.4
2653.62	Toni and Richard Taylor	Reject	8
2653.63	Toni and Richard Taylor	Accept	7.5
2653.64	Toni and Richard Taylor	Accept in Part	7.5
2653.65	Toni and Richard Taylor	Reject	7.5

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2653.66	Toni and Richard Taylor	Reject	8
2653.67	Toni and Richard Taylor	Accept	7.5
2653.68	Toni and Richard Taylor	Accept in Part	7.5
2653.69	Toni and Richard Taylor	Reject	8
2653.7	Toni and Richard Taylor	Accept in Part	6.2
2653.70	Toni and Richard Taylor	Accept in Part	7.7
2653.71	Toni and Richard Taylor	Accept in Part	7.7
2653.72	Toni and Richard Taylor	Reject	8
2653.73	Toni and Richard Taylor	Accept	7.7
2653.74	Toni and Richard Taylor	Accept in Part	7.7
2653.75	Toni and Richard Taylor	Reject	8
2653.76	Toni and Richard Taylor	Accept in Part	7.7
2653.77	Toni and Richard Taylor	Accept in Part	7.7
2653.78	Toni and Richard Taylor	Reject	8
2653.79	Toni and Richard Taylor	Accept	7.6
2653.8	Toni and Richard Taylor	Accept in Part	6.2
2653.80	Toni and Richard Taylor	Accept	7.6
2653.81	Toni and Richard Taylor	Reject	3.1
2653.82	Toni and Richard Taylor	Reject	3.1
2653.83	Toni and Richard Taylor	Reject	3.1
2653.84	Toni and Richard Taylor	Reject	3.1
2653.85	Toni and Richard Taylor	Reject	3.1
2653.86	Toni and Richard Taylor	Reject	3.1
2653.87	Toni and Richard Taylor	Reject	3.1
2653.88	Toni and Richard Taylor	Reject	3.1
2653.89	Toni and Richard Taylor	Reject	3.1
2653.9	Toni and Richard Taylor	Accept in Part	6.2
2653.90	Toni and Richard Taylor	Reject	3.1



<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2653.91	Toni and Richard Taylor	Reject	3.1
2653.92	Toni and Richard Taylor	Reject	3.1
2653.93	Toni and Richard Taylor	Reject	3.1
2654.1	Trish and Tony Weir	Reject	1.4
2654.10	Trish and Tony Weir	Accept in Part	6.2
2654.11	Trish and Tony Weir	Accept in Part	3.1 & 7.1
2654.12	Trish and Tony Weir	Accept in Part	3.1 & 7.1
2654.13	Trish and Tony Weir	Accept in Part	3.1 & 7.1
2654.14	Trish and Tony Weir	Accept in Part	3.1 & 7.1
2654.15	Trish and Tony Weir	Reject	3.1 & 7.1
2654.16	Trish and Tony Weir	Reject	8
2654.17	Trish and Tony Weir	Accept in Part	5
2654.18	Trish and Tony Weir	Accept in Part	6.2
2654.19	Trish and Tony Weir	Accept in Part	3.1 & 7.1
2654.2	Trish and Tony Weir	Reject	4
2654.20	Trish and Tony Weir	Accept in Part	3.1 & 7.1
2654.21	Trish and Tony Weir	Accept in Part	3.1 & 7.1
2654.22	Trish and Tony Weir	Accept in Part	3.1 & 7.1
2654.23	Trish and Tony Weir	Reject	3.1 & 7.1
2654.24	Trish and Tony Weir	Reject	3.1 & 7.1
2654.25	Trish and Tony Weir	Reject	8
2654.26	Trish and Tony Weir	Accept in Part	5
2654.27	Trish and Tony Weir	Accept in Part	6.3
2654.28	Trish and Tony Weir	Accept in Part	6.3
2654.29	Trish and Tony Weir	Accept in Part	6.3
2654.3	Trish and Tony Weir	Reject	4
2654.30	Trish and Tony Weir	Accept in Part	6.3
2654.31	Trish and Tony Weir	Reject	7.2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2654.32	Trish and Tony Weir	Accept in Part	7.2
2654.33	Trish and Tony Weir	Reject	7.2
2654.34	Trish and Tony Weir	Reject	8
2654.35	Trish and Tony Weir	Accept in Part	5
2654.36	Trish and Tony Weir	Accept in Part	6.2
2654.37	Trish and Tony Weir	Accept in Part	6.2
2654.38	Trish and Tony Weir	Accept in Part	6.2
2654.39	Trish and Tony Weir	Accept in Part	6.2
2654.4	Trish and Tony Weir	Reject	4
2654.40	Trish and Tony Weir	Accept in Part	3.1 & 7.1
2654.41	Trish and Tony Weir	Accept in Part	3.1 & 7.1
2654.42	Trish and Tony Weir	Accept in Part	3.1 & 7.1
2654.43	Trish and Tony Weir	Accept in Part	3.1 & 7.1
2654.44	Trish and Tony Weir	Reject	8
2654.45	Trish and Tony Weir	Accept in Part	5
2654.46	Trish and Tony Weir	Accept in Part	6.2
2654.47	Trish and Tony Weir	Accept in Part	6.2
2654.48	Trish and Tony Weir	Accept in Part	6.2
2654.49	Trish and Tony Weir	Accept in Part	6.2
2654.5	Trish and Tony Weir	Reject	4
2654.50	Trish and Tony Weir	Accept in Part	6.2
2654.51	Trish and Tony Weir	Accept in Part	6.2
2654.52	Trish and Tony Weir	Accept in Part	3.1 & 7.1
2654.53	Trish and Tony Weir	Accept in Part	3.1 & 7.1
2654.54	Trish and Tony Weir	Accept in Part	3.1 & 7.1
2654.55	Trish and Tony Weir	Accept in Part	3.1 & 7.1
2654.56	Trish and Tony Weir	Reject	3.1 & 7.1
2654.57	Trish and Tony Weir	Reject	8

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2654.58	Trish and Tony Weir	Accept	7.3
2654.59	Trish and Tony Weir	Accept in Part	7.3
2654.6	Trish and Tony Weir	Accept in Part	5
2654.60	Trish and Tony Weir	Accept	7.4
2654.61	Trish and Tony Weir	Accept in Part	7.4
2654.62	Trish and Tony Weir	Reject	8
2654.63	Trish and Tony Weir	Accept	7.5
2654.64	Trish and Tony Weir	Accept in Part	7.5
2654.65	Trish and Tony Weir	Reject	7.5
2654.66	Trish and Tony Weir	Reject	8
2654.67	Trish and Tony Weir	Accept	7.5
2654.68	Trish and Tony Weir	Accept in Part	7.5
2654.69	Trish and Tony Weir	Reject	8
2654.7	Trish and Tony Weir	Accept in Part	6.2
2654.70	Trish and Tony Weir	Accept in Part	7.7
2654.71	Trish and Tony Weir	Accept in Part	7.7
2654.72	Trish and Tony Weir	Reject	8
2654.73	Trish and Tony Weir	Accept	7.7
2654.74	Trish and Tony Weir	Accept in Part	7.7
2654.75	Trish and Tony Weir	Reject	8
2654.76	Trish and Tony Weir	Accept in Part	7.7
2654.77	Trish and Tony Weir	Accept in Part	7.7
2654.78	Trish and Tony Weir	Reject	8
2654.79	Trish and Tony Weir	Accept	7.6
2654.8	Trish and Tony Weir	Accept in Part	6.2
2654.80	Trish and Tony Weir	Accept	7.6
2654.81	Trish and Tony Weir	Reject	3.1
2654.82	Trish and Tony Weir	Reject	3.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2654.83	Trish and Tony Weir	Reject	3.1
2654.84	Trish and Tony Weir	Reject	3.1
2654.85	Trish and Tony Weir	Reject	3.1
2654.86	Trish and Tony Weir	Reject	3.1
2654.87	Trish and Tony Weir	Reject	3.1
2654.88	Trish and Tony Weir	Reject	3.1
2654.89	Trish and Tony Weir	Reject	3.1
2654.9	Trish and Tony Weir	Accept in Part	6.2
2654.90	Trish and Tony Weir	Reject	3.1
2654.91	Trish and Tony Weir	Reject	3.1
2654.92	Trish and Tony Weir	Reject	3.1
2654.93	Trish and Tony Weir	Reject	3.1
2655.1	Vicky Young	Reject	1.4
2655.10	Vicky Young	Accept in Part	6.2
2655.11	Vicky Young	Accept in Part	3.1 & 7.1
2655.12	Vicky Young	Accept in Part	3.1 & 7.1
2655.13	Vicky Young	Accept in Part	3.1 & 7.1
2655.14	Vicky Young	Accept in Part	3.1 & 7.1
2655.15	Vicky Young	Reject	3.1 & 7.1
2655.16	Vicky Young	Reject	8
2655.17	Vicky Young	Accept in Part	5
2655.18	Vicky Young	Accept in Part	6.2
2655.19	Vicky Young	Accept in Part	3.1 & 7.1
2655.2	Vicky Young	Reject	4
2655.20	Vicky Young	Accept in Part	3.1 & 7.1
2655.21	Vicky Young	Accept in Part	3.1 & 7.1
2655.22	Vicky Young	Accept in Part	3.1 & 7.1
2655.23	Vicky Young	Reject	3.1 & 7.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2655.24	Vicky Young	Reject	3.1 & 7.1
2655.25	Vicky Young	Reject	8
2655.26	Vicky Young	Accept in Part	5
2655.27	Vicky Young	Accept in Part	6.3
2655.28	Vicky Young	Accept in Part	6.3
2655.29	Vicky Young	Accept in Part	6.3
2655.3	Vicky Young	Reject	4
2655.30	Vicky Young	Accept in Part	6.3
2655.31	Vicky Young	Reject	7.2
2655.32	Vicky Young	Accept in Part	7.2
2655.33	Vicky Young	Reject	7.2
2655.34	Vicky Young	Reject	8
2655.35	Vicky Young	Accept in Part	5
2655.36	Vicky Young	Accept in Part	6.2
2655.37	Vicky Young	Accept in Part	6.2
2655.38	Vicky Young	Accept in Part	6.2
2655.39	Vicky Young	Accept in Part	6.2
2655.4	Vicky Young	Reject	4
2655.40	Vicky Young	Accept in Part	3.1 & 7.1
2655.41	Vicky Young	Accept in Part	3.1 & 7.1
2655.42	Vicky Young	Accept in Part	3.1 & 7.1
2655.43	Vicky Young	Accept in Part	3.1 & 7.1
2655.44	Vicky Young	Reject	8
2655.45	Vicky Young	Accept in Part	5
2655.46	Vicky Young	Accept in Part	6.2
2655.47	Vicky Young	Accept in Part	6.2
2655.48	Vicky Young	Accept in Part	6.2
2655.49	Vicky Young	Accept in Part	6.2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2655.5	Vicky Young	Reject	4
2655.50	Vicky Young	Accept in Part	6.2
2655.51	Vicky Young	Accept in Part	6.2
2655.52	Vicky Young	Accept in Part	3.1 & 7.1
2655.53	Vicky Young	Accept in Part	3.1 & 7.1
2655.54	Vicky Young	Accept in Part	3.1 & 7.1
2655.55	Vicky Young	Accept in Part	3.1 & 7.1
2655.56	Vicky Young	Reject	3.1 & 7.1
2655.57	Vicky Young	Reject	8
2655.58	Vicky Young	Accept	7.3
2655.59	Vicky Young	Accept in Part	7.3
2655.6	Vicky Young	Accept in Part	5
2655.60	Vicky Young	Accept	7.4
2655.61	Vicky Young	Accept in Part	7.4
2655.62	Vicky Young	Reject	8
2655.63	Vicky Young	Accept	7.5
2655.64	Vicky Young	Accept in Part	7.5
2655.65	Vicky Young	Reject	7.5
2655.66	Vicky Young	Reject	8
2655.67	Vicky Young	Accept	7.5
2655.68	Vicky Young	Accept in Part	7.5
2655.69	Vicky Young	Reject	8
2655.7	Vicky Young	Accept in Part	6.2
2655.70	Vicky Young	Accept in Part	7.7
2655.71	Vicky Young	Accept in Part	7.7
2655.72	Vicky Young	Reject	8
2655.73	Vicky Young	Accept	7.7
2655.74	Vicky Young	Accept in Part	7.7

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2655.75	Vicky Young	Reject	8
2655.76	Vicky Young	Accept in Part	7.7
2655.77	Vicky Young	Accept in Part	7.7
2655.78	Vicky Young	Reject	8
2655.79	Vicky Young	Accept	7.6
2655.8	Vicky Young	Accept in Part	6.2
2655.80	Vicky Young	Accept	7.6
2655.81	Vicky Young	Reject	3.1
2655.82	Vicky Young	Reject	3.1
2655.83	Vicky Young	Reject	3.1
2655.84	Vicky Young	Reject	3.1
2655.85	Vicky Young	Reject	3.1
2655.86	Vicky Young	Reject	3.1
2655.87	Vicky Young	Reject	3.1
2655.88	Vicky Young	Reject	3.1
2655.89	Vicky Young	Reject	3.1
2655.9	Vicky Young	Accept in Part	6.2
2655.90	Vicky Young	Reject	3.1
2655.91	Vicky Young	Reject	3.1
2655.92	Vicky Young	Reject	3.1
2655.93	Vicky Young	Reject	3.1
2658.1	Neil Ladbrook	Accept in Part	3.1 & 7.1
2658.2	Neil Ladbrook	Reject	1.4
2659.1	Karl McDonald	Reject	1.4
2661	Wanaka View Motel Limited	Accept	12

Part B: Further Submissions

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS1059.93	449.2	Erna Spijkerbosch	Reject	1.4 & 4
FS1063.3	679.2	Peter Fleming and Others	Accept in Part	1.4 & 4
FS1097.316	433.30	Queenstown Park Limited	Reject	1.4 & 4
FS1097.320	433.34	Queenstown Park Limited	Reject	1.4 & 4
FS1117.86	433.30	Remarkables Park Limited	Reject	1.4 & 4
FS1117.90	433.34	Remarkables Park Limited	Reject	1.4 & 4
FS1117.90	433.34	Remarkables Park Limited	Reject	1.4 & 4
FS1170.1	552.1	Niki Gladding	Accept in Part	1.4 & 4
FS1224.47	243.47	Matakauri Lodge Limited	Accept in Part	1.4 & 4
FS1244.2	552.1	Three Beaches Limited	Accept in Part	1.4 & 4
FS2704.1	2390.1	Bachcare Holiday Homes	Accept in Part	1.4
FS2704.2	2390.2	Bachcare Holiday Homes	Accept in Part	3.1 & 7.1
FS2704.3	2390.3	Bachcare Holiday Homes	Accept in Part	4
FS2704.4	2390.4	Bachcare Holiday Homes	Accept in Part	1.4 & 3.1
FS2704.5	2390.5	Bachcare Holiday Homes	Accept in Part	4
FS2704.6	2390.6	Bachcare Holiday Homes	Accept in Part	3.1 & 7.1
FS2704.7	2390.7	Bachcare Holiday Homes	Accept in Part	3.1 & 7.1
FS2704.8	2390.8	Bachcare Holiday Homes	Accept in Part	8
FS2705.1	2390.1	Bookabach	Accept in Part	1.4
FS2705.2	2390.2	Bookabach	Accept in Part	3.1 & 7.1
FS2705.3	2390.3	Bookabach	Accept in Part	4
FS2705.4	2390.4	Bookabach	Accept in Part	1.4 & 3.1
FS2705.5	2390.5	Bookabach	Accept in Part	4
FS2705.6	2390.6	Bookabach	Accept in Part	3.1 & 7.1
FS2705.7	2390.7	Bookabach	Accept in Part	3.1 & 7.1
FS2705.8	2390.8	Bookabach	Accept in Part	8
FS2710.45	2295.16	McGuinness Pa Limited	Reject	7.7
FS2710.46	2295.17	McGuinness Pa Limited	Accept	7.7
FS2710.47	2295.18	McGuinness Pa Limited	Accept in Part	7.7
FS2711.91	2591.5	The Ashford Trust	Reject	N/A
FS2719.1	2592.1	BSTGT Limited	Reject	4



<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2719.10	2592.10	BSTGT Limited	Accept in Part	6.2
FS2719.100	2598.45	BSTGT Limited	Accept in Part	3.1 & 7.1
FS2719.101	2598.46	BSTGT Limited	Accept in Part	7.3
FS2719.102	2598.47	BSTGT Limited	Accept in Part	7.4
FS2719.103	2598.48	BSTGT Limited	Accept in Part	7.5
FS2719.104	2598.49	BSTGT Limited	Accept in Part	7.5
FS2719.105	2598.50	BSTGT Limited	Accept in Part	7.7
FS2719.106	2598.51	BSTGT Limited	Reject	7.7
FS2719.107	2598.52	BSTGT Limited	Accept in Part	7.7
FS2719.108	2598.53	BSTGT Limited	Reject	7.7
FS2719.109	2598.54	BSTGT Limited	Accept in Part	7.7
FS2719.11	2592.11	BSTGT Limited	Accept in Part	6.2
FS2719.111	2600.1	BSTGT Limited	Reject	4
FS2719.112	2600.2	BSTGT Limited	Reject	4
FS2719.113	2600.3	BSTGT Limited	Reject	4
FS2719.114	2600.4	BSTGT Limited	Reject	4
FS2719.115	2600.5	BSTGT Limited	Accept in Part	5
FS2719.116	2600.6	BSTGT Limited	Reject	6.2
FS2719.117	2600.7	BSTGT Limited	Reject	6.2
FS2719.118	2600.8	BSTGT Limited	Reject	6.2
FS2719.119	2600.9	BSTGT Limited	Accept in Part	6.2
FS2719.12	2592.12	BSTGT Limited	Accept in Part	6.2
FS2719.120	2600.10	BSTGT Limited	Accept in Part	6.2
FS2719.121	2600.11	BSTGT Limited	Accept in Part	6.2
FS2719.122	2600.12	BSTGT Limited	Accept in Part	6.2
FS2719.123	2600.13	BSTGT Limited	Accept in Part	3.1 & 7.1
FS2719.124	2600.14	BSTGT Limited	Reject	5
FS2719.125	2600.15	BSTGT Limited	Reject	6.2
FS2719.126	2600.16	BSTGT Limited	Reject	6.2
FS2719.127	2600.17	BSTGT Limited	Reject	6.2
FS2719.128	2600.18	BSTGT Limited	Accept in Part	6.2
FS2719.129	2600.19	BSTGT Limited	Accept in Part	6.2
FS2719.13	2592.13	BSTGT Limited	Accept in Part	3.1 & 7.1
FS2719.130	2600.20	BSTGT Limited	Accept in Part	6.2
FS2719.131	2600.21	BSTGT Limited	Accept in Part	6.2
FS2719.132	2600.22	BSTGT Limited	Accept in Part	3.1 & 7.1
FS2719.133	2600.23	BSTGT Limited	Accept in Part	5
FS2719.134	2600.24	BSTGT Limited	Accept in Part	6.3
FS2719.135	2600.25	BSTGT Limited	Reject	6.3
FS2719.136	2600.26	BSTGT Limited	Accept in Part	7.2
FS2719.137	2600.27	BSTGT Limited	Accept	8
FS2719.138	2600.28	BSTGT Limited	Accept in Part	5

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2719.139	2600.29	BSTGT Limited	Accept in Part	6.2
FS2719.14	2592.14	BSTGT Limited	Reject	5
FS2719.140	2600.30	BSTGT Limited	Reject	6.2
FS2719.141	2600.31	BSTGT Limited	Reject	6.2
FS2719.142	2600.32	BSTGT Limited	Accept in Part	6.2
FS2719.143	2600.33	BSTGT Limited	Accept in Part	6.2
FS2719.144	2600.34	BSTGT Limited	Accept in Part	6.2
FS2719.145	2600.35	BSTGT Limited	Accept in Part	6.2
FS2719.146	2600.36	BSTGT Limited	Accept in Part	3.1 & 7.1
FS2719.147	2600.37	BSTGT Limited	Accept in Part	5
FS2719.148	2600.38	BSTGT Limited	Reject	6.2
FS2719.149	2600.39	BSTGT Limited	Reject	6.2
FS2719.15	2592.15	BSTGT Limited	Reject	6.2
FS2719.150	2600.40	BSTGT Limited	Reject	6.2
FS2719.151	2600.41	BSTGT Limited	Accept in Part	6.2
FS2719.152	2600.42	BSTGT Limited	Accept in Part	6.2
FS2719.153	2600.43	BSTGT Limited	Accept in Part	6.2
FS2719.154	2600.44	BSTGT Limited	Reject	6.2
FS2719.155	2600.45	BSTGT Limited	Accept in Part	3.1 & 7.1
FS2719.156	2600.46	BSTGT Limited	Accept in Part	7.3
FS2719.157	2600.47	BSTGT Limited	Accept in Part	7.4
FS2719.158	2600.48	BSTGT Limited	Accept in Part	7.5
FS2719.159	2600.49	BSTGT Limited	Accept in Part	7.5
FS2719.16	2592.16	BSTGT Limited	Reject	6.2
FS2719.160	2600.50	BSTGT Limited	Accept in Part	7.7
FS2719.161	2600.51	BSTGT Limited	Reject	7.7
FS2719.162	2600.52	BSTGT Limited	Accept in Part	7.7
FS2719.163	2600.53	BSTGT Limited	Reject	7.7
FS2719.164	2600.54	BSTGT Limited	Accept in Part	7.7
FS2719.17	2592.17	BSTGT Limited	Reject	6.2
FS2719.18	2592.18	BSTGT Limited	Accept in Part	6.2
FS2719.19	2592.19	BSTGT Limited	Accept in Part	6.2
FS2719.2	2592.2	BSTGT Limited	Reject	4
FS2719.20	2592.20	BSTGT Limited	Accept in Part	6.2
FS2719.21	2592.21	BSTGT Limited	Accept in Part	6.2
FS2719.22	2592.22	BSTGT Limited	Accept in Part	3.1 & 7.1
FS2719.23	2592.23	BSTGT Limited	Accept in Part	5
FS2719.24	2592.24	BSTGT Limited	Accept in Part	6.3
FS2719.25	2592.25	BSTGT Limited	Reject	6.3
FS2719.26	2592.26	BSTGT Limited	Accept in Part	7.2
FS2719.27	2592.27	BSTGT Limited	Accept	8
FS2719.28	2592.28	BSTGT Limited	Accept in Part	5

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2719.29	2592.29	BSTGT Limited	Accept in Part	6.2
FS2719.3	2592.3	BSTGT Limited	Reject	4
FS2719.30	2592.30	BSTGT Limited	Reject	6.2
FS2719.31	2592.31	BSTGT Limited	Reject	6.2
FS2719.32	2592.32	BSTGT Limited	Accept in Part	6.2
FS2719.33	2592.33	BSTGT Limited	Accept in Part	6.2
FS2719.34	2592.34	BSTGT Limited	Accept in Part	6.2
FS2719.35	2592.35	BSTGT Limited	Accept in Part	6.2
FS2719.36	2592.36	BSTGT Limited	Accept in Part	3.1 & 7.1
FS2719.37	2592.37	BSTGT Limited	Accept in Part	5
FS2719.38	2592.38	BSTGT Limited	Reject	6.2
FS2719.39	2592.39	BSTGT Limited	Reject	6.2
FS2719.4	2592.4	BSTGT Limited	Reject	4
FS2719.40	2592.40	BSTGT Limited	Reject	6.2
FS2719.41	2592.41	BSTGT Limited	Accept in Part	6.2
FS2719.42	2592.42	BSTGT Limited	Accept in Part	6.2
FS2719.43	2592.43	BSTGT Limited	Accept in Part	6.2
FS2719.44	2592.44	BSTGT Limited	Reject	6.2
FS2719.45	2592.45	BSTGT Limited	Accept in Part	3.1 & 7.1
FS2719.46	2592.46	BSTGT Limited	Accept in Part	7.3
FS2719.47	2592.47	BSTGT Limited	Accept in Part	7.4
FS2719.48	2592.48	BSTGT Limited	Accept in Part	7.5
FS2719.49	2592.49	BSTGT Limited	Accept in Part	7.5
FS2719.5	2592.5	BSTGT Limited	Accept in Part	5
FS2719.50	2592.50	BSTGT Limited	Accept in Part	7.7
FS2719.51	2592.51	BSTGT Limited	Reject	7.7
FS2719.52	2592.52	BSTGT Limited	Accept in Part	7.7
FS2719.53	2592.53	BSTGT Limited	Reject	7.7
FS2719.54	2592.54	BSTGT Limited	Accept in Part	7.7
FS2719.56	2598.1	BSTGT Limited	Reject	4
FS2719.57	2598.2	BSTGT Limited	Reject	4
FS2719.58	2598.3	BSTGT Limited	Reject	4
FS2719.59	2598.4	BSTGT Limited	Reject	4
FS2719.6	2592.6	BSTGT Limited	Reject	6.2
FS2719.60	2598.5	BSTGT Limited	Accept in Part	5
FS2719.61	2598.6	BSTGT Limited	Reject	6.2
FS2719.62	2598.7	BSTGT Limited	Reject	6.2
FS2719.63	2598.8	BSTGT Limited	Reject	6.2
FS2719.64	2598.9	BSTGT Limited	Accept in Part	6.2
FS2719.65	2598.10	BSTGT Limited	Accept in Part	6.2
FS2719.66	2598.11	BSTGT Limited	Accept in Part	6.2
FS2719.67	2598.12	BSTGT Limited	Accept in Part	6.2

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2719.68	2598.13	BSTGT Limited	Accept in Part	3.1 & 7.1
FS2719.69	2598.14	BSTGT Limited	Reject	5
FS2719.7	2592.7	BSTGT Limited	Reject	6.2
FS2719.70	2598.15	BSTGT Limited	Reject	6.2
FS2719.71	2598.16	BSTGT Limited	Reject	6.2
FS2719.72	2598.17	BSTGT Limited	Reject	6.2
FS2719.73	2598.18	BSTGT Limited	Accept in Part	6.2
FS2719.74	2598.19	BSTGT Limited	Accept in Part	6.2
FS2719.75	2598.20	BSTGT Limited	Accept in Part	6.2
FS2719.76	2598.21	BSTGT Limited	Accept in Part	6.2
FS2719.77	2598.22	BSTGT Limited	Accept in Part	3.1 & 7.1
FS2719.78	2598.23	BSTGT Limited	Accept in Part	5
FS2719.79	2598.24	BSTGT Limited	Accept in Part	6.3
FS2719.8	2592.8	BSTGT Limited	Reject	6.2
FS2719.80	2598.25	BSTGT Limited	Reject	6.3
FS2719.81	2598.26	BSTGT Limited	Accept in Part	7.2
FS2719.82	2598.27	BSTGT Limited	Accept	8
FS2719.83	2598.28	BSTGT Limited	Accept in Part	5
FS2719.84	2598.29	BSTGT Limited	Accept in Part	6.2
FS2719.85	2598.30	BSTGT Limited	Reject	6.2
FS2719.86	2598.31	BSTGT Limited	Reject	6.2
FS2719.87	2598.32	BSTGT Limited	Accept in Part	6.2
FS2719.88	2598.33	BSTGT Limited	Accept in Part	6.2
FS2719.89	2598.34	BSTGT Limited	Accept in Part	6.2
FS2719.9	2592.9	BSTGT Limited	Accept in Part	6.2
FS2719.90	2598.35	BSTGT Limited	Accept in Part	6.2
FS2719.91	2598.36	BSTGT Limited	Accept in Part	3.1 & 7.1
FS2719.92	2598.37	BSTGT Limited	Accept in Part	5
FS2719.93	2598.38	BSTGT Limited	Reject	6.2
FS2719.94	2598.39	BSTGT Limited	Reject	6.2
FS2719.95	2598.40	BSTGT Limited	Reject	6.2
FS2719.96	2598.41	BSTGT Limited	Accept in Part	6.2
FS2719.97	2598.42	BSTGT Limited	Accept in Part	6.2
FS2719.98	2598.43	BSTGT Limited	Accept in Part	6.2
FS2719.99	2598.44	BSTGT Limited	Reject	6.2
FS2720.128	2295.16	Boundary Trust	Accept	7.7
FS2720.129	2295.17	Boundary Trust	Reject	7.7
FS2720.130	2295.18	Boundary Trust	Reject	7.7
FS2720.138	2480.6	Boundary Trust	Reject	N/A
FS2721.36	2591.5	Shotover Trust	Reject	N/A
FS2722.36	2591.5	Speargrass Trust	Reject	N/A

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2723.128	2295.16	Spruce Grove Trust - Malaghans Road	Accept	7.7
FS2723.129	2295.17	Spruce Grove Trust - Malaghans Road	Reject	7.7
FS2723.130	2295.18	Spruce Grove Trust - Malaghans Road	Reject	7.7
FS2723.138	2480.6	Spruce Grove Trust - Malaghans Road	Reject	N/A
FS2724.128	2295.16	Spruce Grove Trust - Butel Road	Accept	7.7
FS2724.129	2295.17	Spruce Grove Trust - Butel Road	Reject	7.7
FS2724.130	2295.18	Spruce Grove Trust - Butel Road	Reject	7.7
FS2724.138	2480.6	Spruce Grove Trust - Butel Road	Reject	N/A
FS2730.1	2390.1	Brian Reeve	Accept in Part	1.4
FS2730.2	2390.2	Brian Reeve	Accept in Part	3.1 & 7.1
FS2730.3	2390.3	Brian Reeve	Reject	4
FS2730.4	2390.4	Brian Reeve	Accept in Part	1.4 & 3.1
FS2730.5	2390.5	Brian Reeve	Accept in Part	4
FS2730.6	2390.6	Brian Reeve	Accept in Part	3.1 & 7.1
FS2730.7	2390.7	Brian Reeve	Accept in Part	3.1 & 7.1
FS2730.8	2390.8	Brian Reeve	Accept in Part	8
FS2732.36	2307.27	Tom Hardley	Accept	7.5
FS2732.37	2307.28	Tom Hardley	Accept	7.5
FS2732.38	2307.29	Tom Hardley	Accept	7.5
FS2735.1	2411.1	Matakauri Lodge Limited	Accept in Part	4
FS2735.10	2322.2	Matakauri Lodge Limited	N/A	N/A
FS2735.3	2357.2	Matakauri Lodge Limited	Accept in Part	4 & 7.1
FS2735.4	2357.3	Matakauri Lodge Limited	Accept in Part	4
FS2735.5	2357.4	Matakauri Lodge Limited	Reject	12
FS2735.6	2357.5	Matakauri Lodge Limited	Reject	12
FS2735.7	2357.6	Matakauri Lodge Limited	Reject	12
FS2735.9	2322.1	Matakauri Lodge Limited	Reject	12
FS2736.1	2411.1	Pounamu Holdings 2014 Limited	Accept in Part	4

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2736.3	2357.2	Pounamu Holdings 2014 Limited	Accept in Part	4 & 7.1
FS2736.4	2357.3	Pounamu Holdings 2014 Limited	Accept in Part	4
FS2736.5	2357.4	Pounamu Holdings 2014 Limited	Reject	12
FS2736.6	2357.5	Pounamu Holdings 2014 Limited	Reject	12
FS2736.7	2357.6	Pounamu Holdings 2014 Limited	Reject	12
FS2738.1	2057.1	Teece Irrevocable Trust No. 3	Reject	1.4
FS2738.10	2073.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.11	2074.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.12	2075.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.13	2080.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.14	2081.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.15	2082.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.16	2092.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.17	2093.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.18	2111.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.19	2112.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.2	2057.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.20	2114.6	Teece Irrevocable Trust No. 3	Accept in Part	7.4 - 7.5
FS2738.21	2117.6	Teece Irrevocable Trust No. 3	Accept in Part	7.4 - 7.5
FS2738.22	2119.6	Teece Irrevocable Trust No. 3	Accept in Part	7.4 - 7.5
FS2738.23	2179.6	Teece Irrevocable Trust No. 3	Accept in Part	7.4 - 7.5

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2738.24	2180.6	Teece Irrevocable Trust No. 3	Accept in Part	7.4 - 7.5
FS2738.25	2396.5	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.26	2565.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4 - 7.5
FS2738.27	2583.6	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.28	2588.6	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.29	2011.10	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.3	2058.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.30	2012.10	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.31	2141.1	Teece Irrevocable Trust No. 3	Reject	1.4
FS2738.32	2149.1	Teece Irrevocable Trust No. 3	Reject	1.4
FS2738.33	2302.72	Teece Irrevocable Trust No. 3	Reject	7.4 & 8
FS2738.34	2492.8	Teece Irrevocable Trust No. 3	Reject	N/A
FS2738.35	2006.4	Teece Irrevocable Trust No. 3	Reject	1.4
FS2738.36	2311.1	Teece Irrevocable Trust No. 3	Reject	1.4
FS2738.37	2018.1	Teece Irrevocable Trust No. 3	Reject	1.4
FS2738.4	2067.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.5	2068.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.6	2069.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.7	2070.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.8	2071.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.9	2072.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2743.97	2386.12	Morven Ferry Limited	Reject	7.6

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2743.98	2386.13	Morven Ferry Limited	Reject	7.6
FS2745.16	2295.16	Juie QT Limited	Accept in Part	7.7
FS2745.17	2295.17	Juie QT Limited	Accept in Part	7.7
FS2745.18	2295.18	Juie QT Limited	Accept in Part	7.7
FS2747.10	2591.5	Slopehill Joint Venture	Reject	N/A
FS2749.102	2386.13	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	Reject	7.6
FS2749.103	2386.12	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	Reject	7.6
FS2753.101	2466.101	Queenstown Water Taxis Limited	Reject	3.1 & 7.1
FS2753.102	2466.102	Queenstown Water Taxis Limited	Reject	3.1 & 7.1
FS2753.103	2466.103	Queenstown Water Taxis Limited	Reject	3.1 & 7.1
FS2753.104	2466.104	Queenstown Water Taxis Limited	Reject	3.1 & 7.1
FS2753.105	2466.105	Queenstown Water Taxis Limited	Reject	7.2
FS2753.106	2466.106	Queenstown Water Taxis Limited	Reject	7.2
FS2753.107	2466.107	Queenstown Water Taxis Limited	Reject	3.1 & 7.1
FS2753.108	2466.108	Queenstown Water Taxis Limited	Reject	3.1 & 7.1
FS2753.109	2466.109	Queenstown Water Taxis Limited	Reject	3.1 & 7.1
FS2753.110	2466.110	Queenstown Water Taxis Limited	Reject	3.1 & 7.1
FS2753.111	2466.111	Queenstown Water Taxis Limited	Reject	7.3
FS2753.112	2466.112	Queenstown Water Taxis Limited	Reject	7.3
FS2753.113	2466.113	Queenstown Water Taxis Limited	Reject	7.7



<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2753.114	2466.114	Queenstown Water Taxis Limited	Reject	7.7
FS2753.115	2466.115	Queenstown Water Taxis Limited	Reject	7.7
FS2753.116	2466.116	Queenstown Water Taxis Limited	Reject	7.7
FS2753.117	2466.117	Queenstown Water Taxis Limited	Reject	7.7
FS2753.118	2466.118	Queenstown Water Taxis Limited	Reject	7.7
FS2753.15	2466.13	Queenstown Water Taxis Limited	Reject	1.4
FS2753.16	2466.14	Queenstown Water Taxis Limited	Reject	7.1
FS2753.170	2581.13	Queenstown Water Taxis Limited	Reject	1.4
FS2753.171	2581.14	Queenstown Water Taxis Limited	Reject	1.4
FS2753.256	2581.101	Queenstown Water Taxis Limited	Reject	3.1 & 7.1
FS2753.257	2581.102	Queenstown Water Taxis Limited	Reject	3.1 & 7.1
FS2753.258	2581.103	Queenstown Water Taxis Limited	Reject	3.1 & 7.1
FS2753.259	2581.104	Queenstown Water Taxis Limited	Reject	3.1 & 7.1
FS2753.260	2581.105	Queenstown Water Taxis Limited	Reject	7.2
FS2753.261	2581.106	Queenstown Water Taxis Limited	Reject	7.2
FS2753.262	2581.107	Queenstown Water Taxis Limited	Reject	3.1 & 7.1
FS2753.263	2581.108	Queenstown Water Taxis Limited	Reject	3.1 & 7.1
FS2753.264	2581.109	Queenstown Water Taxis Limited	Reject	3.1 & 7.1
FS2753.265	2581.110	Queenstown Water Taxis Limited	Reject	3.1 & 7.1

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2753.266	2581.111	Queenstown Water Taxis Limited	Reject	7.3
FS2753.267	2581.112	Queenstown Water Taxis Limited	Reject	7.3
FS2753.268	2581.113	Queenstown Water Taxis Limited	Reject	7.7
FS2753.269	2581.114	Queenstown Water Taxis Limited	Reject	7.7
FS2753.270	2581.115	Queenstown Water Taxis Limited	Reject	7.7
FS2753.271	2581.116	Queenstown Water Taxis Limited	Reject	7.7
FS2753.272	2581.117	Queenstown Water Taxis Limited	Reject	7.7
FS2753.273	2581.118	Queenstown Water Taxis Limited	Reject	7.7
FS2754.35	2618.1	Remarkables Park Limited	Accept in Part	4
FS2755.34	2618.1	Queenstown Park Limited	Accept in Part	4
FS2759.18	2003.1	Queenstown Airport Corporation	Accept in part	4
FS2759.19	2006.1	Queenstown Airport Corporation	Accept in Part	4
FS2759.20	2005.1	Queenstown Airport Corporation	Accept in part	4
FS2759.21	2023.2	Queenstown Airport Corporation	Accept in Part	4
FS2759.22	2032.3	Queenstown Airport Corporation	Accept in Part	4
FS2759.23	2390.6	Queenstown Airport Corporation	Accept in Part	4
FS2759.24	2390.7	Queenstown Airport Corporation	Accept in Part	4
FS2759.26	2487.17	Queenstown Airport Corporation	Accept in Part	4
FS2759.27	2010.1	Queenstown Airport Corporation	Accept in part	4

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2759.28	2083.2	Queenstown Airport Corporation	Accept in part	4
FS2759.29	2113.4	Queenstown Airport Corporation	Accept in Part	4
FS2759.30	2114.4	Queenstown Airport Corporation	Accept in Part	4
FS2759.31	2116.3	Queenstown Airport Corporation	Accept in Part	4
FS2759.32	2117.4	Queenstown Airport Corporation	Accept in Part	4
FS2759.33	2119.4	Queenstown Airport Corporation	Accept in Part	4
FS2759.34	2179.4	Queenstown Airport Corporation	Accept in Part	4
FS2759.35	2180.4	Queenstown Airport Corporation	Accept in Part	4
FS2759.36	2570.4	Queenstown Airport Corporation	Accept in Part	4
FS2759.37	2583.4	Queenstown Airport Corporation	Accept in Part	4
FS2759.38	2588.4	Queenstown Airport Corporation	Accept in Part	4
FS2759.39	2481.5	Queenstown Airport Corporation	Accept in Part	4
FS2759.40	2085.1	Queenstown Airport Corporation	Accept in Part	5
FS2759.41	2085.4	Queenstown Airport Corporation	Accept in Part	4
FS2759.42	2063.1	Queenstown Airport Corporation	Accept in Part	7.1
FS2759.43	2090.1	Queenstown Airport Corporation	Accept in Part	4
FS2759.44	2090.2	Queenstown Airport Corporation	Accept in Part	4
FS2759.45	2570.5	Queenstown Airport Corporation	Accept in Part	4
FS2759.46	2573.1	Queenstown Airport Corporation	Accept in Part	4

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2759.47	2588.5	Queenstown Airport Corporation	Accept in Part	4
FS2759.48	2583.5	Queenstown Airport Corporation	Accept in Part	4
FS2759.49	2432.3	Queenstown Airport Corporation	Accept in Part	4
FS2760.108	2538.107	Real Journeys Limited	Accept in Part	5
FS2760.109	2538.108	Real Journeys Limited	Accept in Part	6.2
FS2760.110	2538.109	Real Journeys Limited	Accept in Part	6.2
FS2760.111	2538.110	Real Journeys Limited	Accept in Part	6.2
FS2760.112	2538.111	Real Journeys Limited	Accept in Part	3.1 & 7.1
FS2760.113	2538.112	Real Journeys Limited	Accept in Part	5
FS2760.114	2538.113	Real Journeys Limited	Accept in Part	6.2
FS2760.115	2538.114	Real Journeys Limited	Accept in Part	6.2
FS2760.116	2538.115	Real Journeys Limited	Accept in Part	6.2
FS2760.117	2538.116	Real Journeys Limited	Accept in Part	3.1 & 7.1
FS2760.118	2538.117	Real Journeys Limited	Accept in Part	5
FS2760.119	2538.118	Real Journeys Limited	Accept in Part	6.3
FS2760.120	2538.119	Real Journeys Limited	Accept in Part	6.3
FS2760.121	2538.120	Real Journeys Limited	Accept in Part	6.3
FS2760.122	2538.121	Real Journeys Limited	Accept in Part	5
FS2760.123	2538.122	Real Journeys Limited	Accept in Part	6.2
FS2760.124	2538.123	Real Journeys Limited	Accept in Part	6.2
FS2760.125	2538.124	Real Journeys Limited	Accept in Part	6.2
FS2760.126	2538.125	Real Journeys Limited	Accept in Part	3.1 & 7.1
FS2760.127	2538.126	Real Journeys Limited	Accept in Part	7.5
FS2760.128	2538.127	Real Journeys Limited	Accept in Part	7.7
FS2760.208	2492.8	Real Journeys Limited	Reject	N/A
FS2760.295	2492.95	Real Journeys Limited	Reject	3.1 & 7.1

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2760.296	2492.96	Real Journeys Limited	Reject	3.1 & 7.1
FS2760.297	2492.97	Real Journeys Limited	Reject	3.1 & 7.1
FS2760.298	2492.98	Real Journeys Limited	Reject	3.1 & 7.1
FS2760.299	2492.99	Real Journeys Limited	Reject	7.2
FS2760.300	2492.100	Real Journeys Limited	Reject	7.2
FS2760.301	2492.101	Real Journeys Limited	Reject	3.1 & 7.1
FS2760.302	2492.102	Real Journeys Limited	Reject	3.1 & 7.1
FS2760.303	2492.103	Real Journeys Limited	Reject	3.1 & 7.1
FS2760.304	2492.104	Real Journeys Limited	Reject	3.1 & 7.1
FS2760.305	2492.105	Real Journeys Limited	Reject	7.3
FS2760.306	2492.106	Real Journeys Limited	Reject	7.3
FS2760.307	2492.107	Real Journeys Limited	Reject	7.7
FS2760.308	2492.108	Real Journeys Limited	Reject	7.7
FS2760.309	2492.109	Real Journeys Limited	Reject	7.7
FS2760.310	2492.110	Real Journeys Limited	Reject	7.7
FS2760.311	2492.111	Real Journeys Limited	Reject	7.7
FS2760.312	2492.112	Real Journeys Limited	Reject	7.7
FS2761.6	2591.5	Michael Brial	Reject	1.4
FS2766.22	2567.4	Ladies Mile Consortium	N/A	N/A
FS2768.1	2376.55	Airbnb	Accept	4
FS2768.10	2382.25	Airbnb	Accept	7.4
FS2768.11	2556.1	Airbnb	Reject	1.4
FS2768.12	2556.3	Airbnb	Reject	1.4
FS2768.13	2556.5	Airbnb	Accept	1.4
FS2768.14	2336.34	Airbnb	Reject	1.4
FS2768.15	2336.37	Airbnb	Reject	7.3
FS2768.16	2409.2	Airbnb	Reject	1.4
FS2768.2	2376.57	Airbnb	Accept	7.4
FS2768.3	2376.58	Airbnb	Accept	7.5
FS2768.4	2376.60	Airbnb	Accept	7.7
FS2768.5	2035.1	Airbnb	Reject	1.4
FS2768.6	2035.2	Airbnb	Accept	1.4
FS2768.7	2035.3	Airbnb	Accept in part	1.4

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2768.8	2035.4	Airbnb	Accept	1.4
FS2768.9	2382.24	Airbnb	Accept	4
FS2770.121	2591.5	Philip Smith	Reject	N/A
FS2774.1	2302.1	Universal Developments Limited	Accept	4
FS2774.10	2302.10	Universal Developments Limited	Accept in Part	3.1
FS2774.11	2302.11	Universal Developments Limited	Accept in Part	3.1
FS2774.12	2302.12	Universal Developments Limited	Accept in Part	3.1
FS2774.13	2302.13	Universal Developments Limited	Accept in Part	3.1
FS2774.14	2302.14	Universal Developments Limited	Accept in Part	3.1
FS2774.15	2302.15	Universal Developments Limited	Accept in Part	3.1
FS2774.16	2302.16	Universal Developments Limited	Accept in Part	3.1
FS2774.17	2302.17	Universal Developments Limited	Accept in Part	3.1
FS2774.18	2302.18	Universal Developments Limited	Accept in Part	5
FS2774.19	2302.19	Universal Developments Limited	Accept in Part	6.2
FS2774.2	2302.2	Universal Developments Limited	Accept	4
FS2774.20	2302.20	Universal Developments Limited	Accept in Part	6.2
FS2774.21	2302.21	Universal Developments Limited	Accept in Part	6.2
FS2774.22	2302.22	Universal Developments Limited	Accept in Part	6.2
FS2774.23	2302.23	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.24	2302.24	Universal Developments Limited	Accept in Part	3.1 & 7.1

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2774.25	2302.25	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.26	2302.26	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.27	2302.27	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.28	2302.28	Universal Developments Limited	Accept in Part	8
FS2774.29	2302.29	Universal Developments Limited	Accept in Part	5
FS2774.3	2302.3	Universal Developments Limited	Accept	4
FS2774.30	2302.30	Universal Developments Limited	Accept in Part	6.2
FS2774.31	2302.31	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.32	2302.32	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.33	2302.33	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.34	2302.34	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.35	2302.35	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.36	2302.36	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.37	2302.37	Universal Developments Limited	Accept in Part	8
FS2774.38	2302.38	Universal Developments Limited	Accept in Part	5
FS2774.39	2302.39	Universal Developments Limited	Accept in Part	6.3
FS2774.4	2302.4	Universal Developments Limited	Accept	4
FS2774.40	2302.40	Universal Developments Limited	Accept in Part	6.3
FS2774.41	2302.41	Universal Developments Limited	Accept in Part	7.2

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2774.42	2302.42	Universal Developments Limited	Accept in Part	7.2
FS2774.43	2302.43	Universal Developments Limited	Accept in Part	7.2
FS2774.44	2302.44	Universal Developments Limited	Accept in Part	8
FS2774.45	2302.45	Universal Developments Limited	Accept in Part	5
FS2774.46	2302.46	Universal Developments Limited	Accept in Part	6.2
FS2774.47	2302.47	Universal Developments Limited	Accept in Part	6.2
FS2774.48	2302.48	Universal Developments Limited	Accept in Part	6.2
FS2774.49	2302.49	Universal Developments Limited	Accept in Part	6.2
FS2774.5	2302.5	Universal Developments Limited	Accept in Part	3.1
FS2774.50	2302.50	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.51	2302.51	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.52	2302.52	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.53	2302.53	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.54	2302.54	Universal Developments Limited	Accept in Part	8
FS2774.55	2302.55	Universal Developments Limited	Accept in Part	5
FS2774.56	2302.56	Universal Developments Limited	Accept in Part	6.2
FS2774.57	2302.57	Universal Developments Limited	Accept in Part	6.2
FS2774.58	2302.58	Universal Developments Limited	Accept in Part	6.2
FS2774.59	2302.59	Universal Developments Limited	Accept in Part	6.2



<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2774.6	2302.6	Universal Developments Limited	Reject	3.1
FS2774.60	2302.60	Universal Developments Limited	Accept in Part	6.2
FS2774.61	2302.61	Universal Developments Limited	Accept in Part	6.2
FS2774.62	2302.62	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.63	2302.63	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.64	2302.64	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.65	2302.65	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.66	2302.66	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.67	2302.67	Universal Developments Limited	Accept in Part	8
FS2774.68	2302.68	Universal Developments Limited	Accept in Part	7.3
FS2774.69	2302.69	Universal Developments Limited	Accept in Part	7.3
FS2774.7	2302.7	Universal Developments Limited	Accept in Part	3.1
FS2774.70	2302.70	Universal Developments Limited	Accept in Part	7.4
FS2774.71	2302.71	Universal Developments Limited	Accept in Part	7.4
FS2774.72	2302.72	Universal Developments Limited	Accept in Part	7.4
FS2774.73	2302.73	Universal Developments Limited	Accept in Part	7.5
FS2774.74	2302.74	Universal Developments Limited	Accept in Part	7.5
FS2774.75	2302.75	Universal Developments Limited	Accept in Part	7.5
FS2774.76	2302.76	Universal Developments Limited	Accept in Part	7.5

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2774.77	2302.77	Universal Developments Limited	Accept in Part	7.5
FS2774.78	2302.78	Universal Developments Limited	Accept in Part	7.5
FS2774.79	2302.79	Universal Developments Limited	Accept in Part	7.5
FS2774.8	2302.8	Universal Developments Limited	Accept in Part	3.1
FS2774.80	2302.80	Universal Developments Limited	Accept in Part	7.7
FS2774.81	2302.81	Universal Developments Limited	Accept in Part	7.7
FS2774.82	2302.82	Universal Developments Limited	Accept in Part	7.7
FS2774.83	2302.83	Universal Developments Limited	Accept in Part	7.7
FS2774.84	2302.84	Universal Developments Limited	Accept in Part	7.7
FS2774.85	2302.85	Universal Developments Limited	Accept in Part	7.7
FS2774.86	2302.86	Universal Developments Limited	Accept in Part	7.7
FS2774.87	2302.87	Universal Developments Limited	Accept in Part	7.7
FS2774.88	2302.88	Universal Developments Limited	Accept in Part	7.7
FS2774.9	2302.9	Universal Developments Limited	Accept in Part	3.1
FS2776.1	2302.1	Kirimoko No. 2 Limited Partnership	Accept	4
FS2776.10	2302.10	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1
FS2776.11	2302.11	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1
FS2776.12	2302.12	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1
FS2776.13	2302.13	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2776.14	2302.14	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1
FS2776.15	2302.15	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1
FS2776.16	2302.16	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1
FS2776.17	2302.17	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1
FS2776.18	2302.18	Kirimoko No. 2 Limited Partnership	Accept in Part	5
FS2776.19	2302.19	Kirimoko No. 2 Limited Partnership	Accept in Part	6.2
FS2776.2	2302.2	Kirimoko No. 2 Limited Partnership	Accept	4
FS2776.20	2302.20	Kirimoko No. 2 Limited Partnership	Accept in Part	6.2
FS2776.21	2302.21	Kirimoko No. 2 Limited Partnership	Accept in Part	6.2
FS2776.22	2302.22	Kirimoko No. 2 Limited Partnership	Accept in Part	6.2
FS2776.23	2302.23	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.24	2302.24	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.25	2302.25	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.26	2302.26	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.27	2302.27	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.28	2302.28	Kirimoko No. 2 Limited Partnership	Accept in Part	8
FS2776.29	2302.29	Kirimoko No. 2 Limited Partnership	Accept in Part	5
FS2776.3	2302.3	Kirimoko No. 2 Limited Partnership	Accept	4
FS2776.30	2302.30	Kirimoko No. 2 Limited Partnership	Accept in Part	6.2

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2776.31	2302.31	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.32	2302.32	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.33	2302.33	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.34	2302.34	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.35	2302.35	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.36	2302.36	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.37	2302.37	Kirimoko No. 2 Limited Partnership	Accept in Part	8
FS2776.38	2302.38	Kirimoko No. 2 Limited Partnership	Accept in Part	5
FS2776.39	2302.39	Kirimoko No. 2 Limited Partnership	Accept in Part	6.3
FS2776.4	2302.4	Kirimoko No. 2 Limited Partnership	Accept	4
FS2776.40	2302.40	Kirimoko No. 2 Limited Partnership	Accept in Part	6.3
FS2776.41	2302.41	Kirimoko No. 2 Limited Partnership	Accept in Part	7.2
FS2776.42	2302.42	Kirimoko No. 2 Limited Partnership	Accept in Part	7.2
FS2776.43	2302.43	Kirimoko No. 2 Limited Partnership	Accept in Part	7.2
FS2776.44	2302.44	Kirimoko No. 2 Limited Partnership	Accept in Part	8
FS2776.45	2302.45	Kirimoko No. 2 Limited Partnership	Accept in Part	5
FS2776.46	2302.46	Kirimoko No. 2 Limited Partnership	Accept in Part	6.2
FS2776.47	2302.47	Kirimoko No. 2 Limited Partnership	Accept in Part	6.2
FS2776.48	2302.48	Kirimoko No. 2 Limited Partnership	Accept in Part	6.2

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2776.49	2302.49	Kirimoko No. 2 Limited Partnership	Accept in Part	6.2
FS2776.5	2302.5	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1
FS2776.50	2302.50	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.51	2302.51	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.52	2302.52	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.53	2302.53	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.54	2302.54	Kirimoko No. 2 Limited Partnership	Accept in Part	8
FS2776.55	2302.55	Kirimoko No. 2 Limited Partnership	Accept in Part	5
FS2776.56	2302.56	Kirimoko No. 2 Limited Partnership	Accept in Part	6.2
FS2776.57	2302.57	Kirimoko No. 2 Limited Partnership	Accept in Part	6.2
FS2776.58	2302.58	Kirimoko No. 2 Limited Partnership	Accept in Part	6.2
FS2776.59	2302.59	Kirimoko No. 2 Limited Partnership	Accept in Part	6.2
FS2776.6	2302.6	Kirimoko No. 2 Limited Partnership	Reject	3.1
FS2776.60	2302.60	Kirimoko No. 2 Limited Partnership	Accept in Part	6.2
FS2776.61	2302.61	Kirimoko No. 2 Limited Partnership	Accept in Part	6.2
FS2776.62	2302.62	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.63	2302.63	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.64	2302.64	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.65	2302.65	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2776.66	2302.66	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.67	2302.67	Kirimoko No. 2 Limited Partnership	Accept in Part	8
FS2776.68	2302.68	Kirimoko No. 2 Limited Partnership	Accept in Part	7.3
FS2776.69	2302.69	Kirimoko No. 2 Limited Partnership	Accept in Part	7.3
FS2776.7	2302.7	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1
FS2776.70	2302.70	Kirimoko No. 2 Limited Partnership	Accept in Part	7.4
FS2776.71	2302.71	Kirimoko No. 2 Limited Partnership	Accept in Part	7.4
FS2776.72	2302.72	Kirimoko No. 2 Limited Partnership	Accept in Part	7.4
FS2776.73	2302.73	Kirimoko No. 2 Limited Partnership	Accept in Part	7.5
FS2776.74	2302.74	Kirimoko No. 2 Limited Partnership	Accept in Part	7.5
FS2776.75	2302.75	Kirimoko No. 2 Limited Partnership	Accept in Part	7.5
FS2776.76	2302.76	Kirimoko No. 2 Limited Partnership	Accept in Part	7.5
FS2776.77	2302.77	Kirimoko No. 2 Limited Partnership	Accept in Part	7.5
FS2776.78	2302.78	Kirimoko No. 2 Limited Partnership	Accept in Part	7.5
FS2776.79	2302.79	Kirimoko No. 2 Limited Partnership	Accept in Part	7.5
FS2776.8	2302.8	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1
FS2776.80	2302.80	Kirimoko No. 2 Limited Partnership	Accept in Part	7.7
FS2776.81	2302.81	Kirimoko No. 2 Limited Partnership	Accept in Part	7.7
FS2776.82	2302.82	Kirimoko No. 2 Limited Partnership	Accept in Part	7.7

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2776.83	2302.83	Kirimoko No. 2 Limited Partnership	Accept in Part	7.7
FS2776.84	2302.84	Kirimoko No. 2 Limited Partnership	Accept in Part	7.7
FS2776.85	2302.85	Kirimoko No. 2 Limited Partnership	Accept in Part	7.7
FS2776.86	2302.86	Kirimoko No. 2 Limited Partnership	Accept in Part	7.7
FS2776.87	2302.87	Kirimoko No. 2 Limited Partnership	Accept in Part	7.7
FS2776.88	2302.88	Kirimoko No. 2 Limited Partnership	Accept in Part	7.7
FS2776.9	2302.9	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1
FS2779.1	2233.1	Sarah Kirby	Reject	1.4
FS2779.2	2233.2	Sarah Kirby	Accept in Part	3.1 & 7.1
FS2779.3	2233.3	Sarah Kirby	Reject	3.1 & 7.1
FS2779.4	2233.4	Sarah Kirby	Accept in Part	3.1 & 7.1
FS2779.5	2233.5	Sarah Kirby	Reject	12
FS2779.6	2233.6	Sarah Kirby	Reject	3.1 & 7.1
FS2780.1	2233.1	Peter Howe	Reject	1.4
FS2780.2	2233.2	Peter Howe	Accept in Part	3.1 & 7.1
FS2780.3	2233.3	Peter Howe	Reject	3.1 & 7.1
FS2780.4	2233.4	Peter Howe	Accept in Part	3.1 & 7.1
FS2780.5	2233.5	Peter Howe	Reject	12
FS2780.6	2233.6	Peter Howe	Reject	3.1 & 7.1
FS2782.20	2376.55	Glencoe Station Limited	Reject	N/A
FS2782.21	2376.56	Glencoe Station Limited	Accept in Part	7.7
FS2782.22	2376.58	Glencoe Station Limited	Reject	7.5
FS2782.23	2376.57	Glencoe Station Limited	Reject	7.4
FS2782.24	2376.60	Glencoe Station Limited	Reject	7.7
FS2782.25	2376.61	Glencoe Station Limited	Reject	7.4
FS2782.26	2376.62	Glencoe Station Limited	Reject	7.5
FS2782.28	2376.64	Glencoe Station Limited	Reject	7.7
FS2782.29	2376.65	Glencoe Station Limited	Reject	7.4

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2782.30	2376.66	Glencoe Station Limited	Reject	7.5
FS2782.31	2376.68	Glencoe Station Limited	Reject	7.7
FS2782.48	2487.17	Glencoe Station Limited	Reject	1.4
FS2783.20	2376.55	Lake Hayes Cellar Limited	Reject	N/A
FS2783.21	2376.56	Lake Hayes Cellar Limited	Accept in Part	7.7
FS2783.22	2376.57	Lake Hayes Cellar Limited	Reject	7.4
FS2783.23	2376.58	Lake Hayes Cellar Limited	Reject	7.5
FS2783.24	2376.60	Lake Hayes Cellar Limited	Reject	7.7
FS2783.25	2376.61	Lake Hayes Cellar Limited	Reject	7.4
FS2783.26	2376.62	Lake Hayes Cellar Limited	Reject	7.5
FS2783.28	2376.64	Lake Hayes Cellar Limited	Reject	7.7
FS2783.29	2376.65	Lake Hayes Cellar Limited	Reject	7.4
FS2783.30	2376.66	Lake Hayes Cellar Limited	Reject	7.5
FS2783.31	2376.68	Lake Hayes Cellar Limited	Reject	7.7
FS2784.20	2376.55	Lake Hayes Ltd	Reject	N/A
FS2784.21	2376.56	Lake Hayes Ltd	Accept in Part	7.7
FS2784.22	2376.57	Lake Hayes Ltd	Reject	7.4
FS2784.23	2376.58	Lake Hayes Ltd	Reject	7.5
FS2784.24	2376.60	Lake Hayes Ltd	Reject	7.7
FS2784.25	2376.61	Lake Hayes Ltd	Reject	7.4
FS2784.26	2376.62	Lake Hayes Ltd	Reject	7.5
FS2784.27	2376.64	Lake Hayes Ltd	Reject	7.7
FS2784.28	2376.65	Lake Hayes Ltd	Reject	7.4
FS2784.29	2376.66	Lake Hayes Ltd	Reject	7.5
FS2784.30	2376.68	Lake Hayes Ltd	Reject	7.7
FS2793.1	2524.2	Barbara Fons	Reject	16.1
FS2795.115	2307.27	Boxer Hills Trust	Reject	7.5
FS2795.116	2307.28	Boxer Hills Trust	Reject	7.5
FS2795.117	2307.29	Boxer Hills Trust	Reject	7.5
FS2796.114	2307.27	Trojan Helmet Limited	Reject	7.5
FS2796.115	2307.28	Trojan Helmet Limited	Reject	7.5
FS2796.116	2307.29	Trojan Helmet Limited	Reject	7.5
FS2798.1	2237.2	Nona James	Reject	1.4



Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2798.10	2237.2	Nona James	Reject	1.4
FS2798.11	2237.2	Nona James	Reject	1.4
FS2798.12	2237.2	Nona James	Reject	1.4
FS2798.13	2237.2	Nona James	Reject	1.4
FS2798.14	2237.2	Nona James	Reject	1.4
FS2798.15	2237.2	Nona James	Reject	1.4
FS2798.16	2237.2	Nona James	Reject	1.4
FS2798.17	2237.2	Nona James	Reject	1.4
FS2798.18	2237.2	Nona James	Reject	1.4
FS2798.19	2099.1	Nona James	Reject	4
FS2798.2	2237.2	Nona James	Reject	1.4
FS2798.20	2045.2	Nona James	Accept in Part	7.1 & 8
FS2798.21	2045.5	Nona James	Accept in Part	3.1 & 7.1
FS2798.22	2045.5	Nona James	Accept in Part	3.1 & 7.1
FS2798.23	2045.6	Nona James	Reject	8
FS2798.25	2237.2	Nona James	Accept in Part	1.4
FS2798.26	2237.2	Nona James	Reject	1.4
FS2798.27	2237.2	Nona James	Reject	1.4
FS2798.28	2226.1	Nona James	Accept in Part	5
FS2798.29	2226.3	Nona James	Accept in Part	6.2
FS2798.3	2237.2	Nona James	Reject	1.4
FS2798.30	2226.3	Nona James	Accept in Part	6.2
FS2798.31	2045.5	Nona James	Reject	3.1 & 7.1
FS2798.32	2045.5	Nona James	Accept in Part	3.1 & 7.1
FS2798.33	2045.5	Nona James	Reject	3.1 & 7.1
FS2798.34	2045.5	Nona James	Reject	3.1 & 7.1
FS2798.4	2237.2	Nona James	Reject	1.4
FS2798.5	2237.2	Nona James	Reject	1.4
FS2798.6	2237.2	Nona James	Reject	1.4
FS2798.7	2237.2	Nona James	Reject	1.4
FS2798.8	2237.2	Nona James	Reject	1.4
FS2798.9	2237.2	Nona James	Accept in Part	1.4
FS2801.1	2019.4	P J & G H Hensman & Southern Lakes Holdings Limited	Accept	12
FS2801.2	2342.3	P J & G H Hensman & Southern Lakes Holdings Limited	Accept in Part	1.4
FS2801.3	2339.1	P J & G H Hensman & Southern Lakes Holdings Limited	Reject	9.1

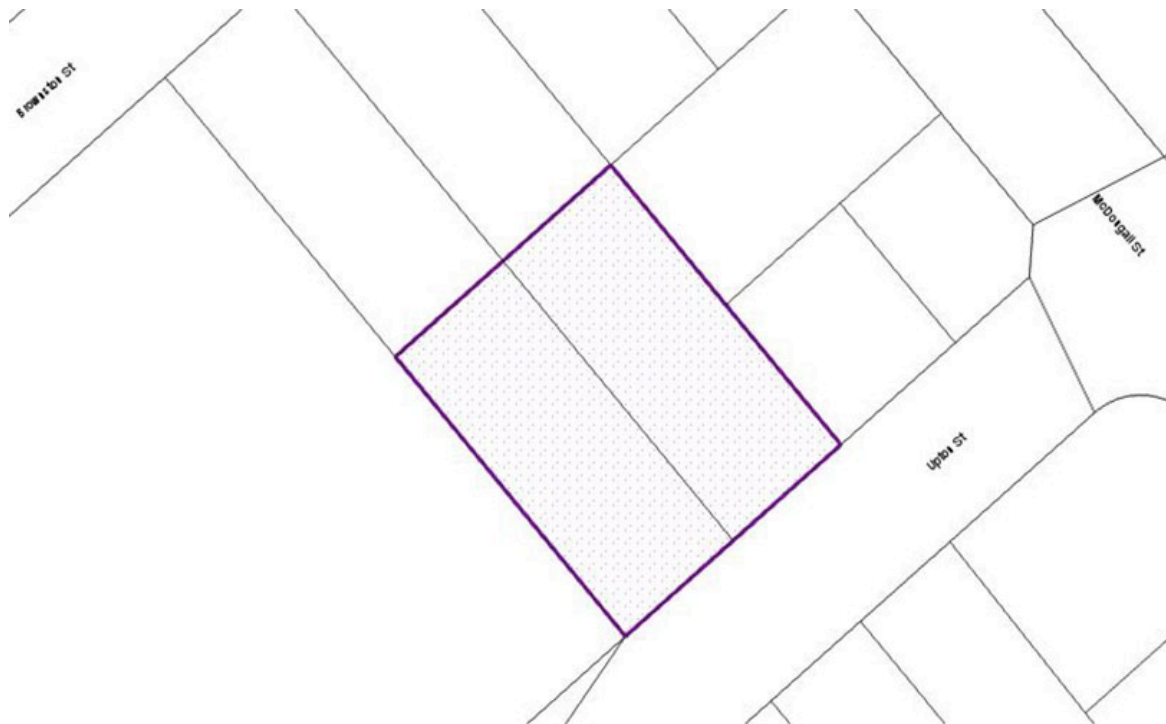
<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2801.4	2339.2	P J & G H Hensman & Southern Lakes Holdings Limited	Accept	9.1
FS2801.5	2339.3	P J & G H Hensman & Southern Lakes Holdings Limited	Accept	9.1
FS2801.6	2222.3	P J & G H Hensman & Southern Lakes Holdings Limited	Reject	9.1
FS2801.7	2524.15	P J & G H Hensman & Southern Lakes Holdings Limited	Reject	9.1
FS2801.8	2524.28	P J & G H Hensman & Southern Lakes Holdings Limited	Reject	9.1

Appendix 3: Recommendations on Submissions Seeking Map Amendments Where no Evidence was Presented

**Appendix 3 – Recommendations on Mapping Submissions, where the Panel received no evidence, other than from the Council, and which are not discussed further in Report 19.2**

<b>Submission Number</b>	<b>Submitter Name</b>	<b>Submission Location / Details</b>	<b>Commissioner Recommendation</b>
2019	Jonathan Holmes	Support VASZ generally	Accept in part (no mapping relief required)
2172	Mark Smith	Remove all VASZ in LDSRZ	Reject
2233	Kaye Parker	Additional VASZ in Queenstown environs	Reject
2238.13	Nona James	Restrict further VASZ	Accept in part (no mapping relief required)
2239	Queenstown Lakes District Council	VASZ - 185 Upton Street	Accept (185 Upton Street) – Refer to Figure 2-14 below
2310	Gibbston Vines Limited	Remove reference to ONL over Gibbston Valley floor	Accept in part (no mapping relief required)
2311	Streat Developments Limited	VASZ – Domain Road, Hawea Flat	Reject
2322.1	Mark Scaife	VASZ to be more than a single site	Reject
2322.2	Mark Scaife	Delete VASZ in Rural Lifestyle Zones	Accept (no mapping relief required)
2344	Bobs Cove Developments Limited	Bobs Cove	Reject
2349	Sean McLeod	2 Golden Terrace	Reject
2357	Christine Byrch	Delete VASZ in rural living zones	Accept (no mapping relief required)
2372.59	Fisken & Associates	8 Suburb Street, Queenstown	Reject
2372.60	Fisken & Associates	10 Vancouver Drive, Queenstown	Reject
2372.61	Fisken & Associates	34(a) & (b) Avalon Crescent, Fernhill	Reject
2372.62	Fisken & Associates	Andrews Road, Brookside & Doc Wells Lane, Frankton	Reject

2372.63	Fisken & Associates	Remarkables View – Florence Close, Frankton	Reject
2372.64	Fisken & Associates	83 Hallenstein Street, Queenstown	Reject
2375	Church Street Trustee Limited	11 Wiltshire Street, Arrowtown	Reject
2404	Matagouri Spirit Limited	Aubrey & Anderson Roads, Wanaka	Accept in part (Lots 28-31 DP306009) – Refer to Figure 2-15 below
2456	Passion Cove Limited	Below Frankton Road, between Queenstown and Frankton	Reject
2476	Speargrass Commercial Limited	35 Red Cottage Drive, Lake Hayes Estate	Reject
2560	Jade Lake Queenstown Limited	102-180 Wynyard Crescent, Fernhill	Reject
2567	Kirsty McTaggart and Justin Crane	Threepwood, Ladies - Mile Highway	Reject
2582	John Edmonds & Associates	“Priory Farmlet” Lower Dart Valley	Reject
2613	Wanaka Kiwi Holiday Parks and Motels Limited	Studholme Road, Wanaka	Accept (Lots 1-3 DP34534) – Refer to Figure 2-16 below
2661	Wanaka View Motel Limited	122 Brownston Street, Wanaka	Accept (no mapping relief required)



**Figure 2-14** Recommended amendment to Planning Map 21



**Figure 2-15** Recommended amendment to Planning Map 20



**Figure 2-16** Recommended amendment to Planning Map 22

# Visitor Accommodation Variations

**Key:**

Underlined text for additions and ~~strike-through text for deletions~~

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

<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 nights.</p> <p><u>Excludes: Visitor Accommodation and Homestays.</u></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><del>Means a residential activity where an occupied the use of a residential unit or including a residential flat is also used by paying guests (where the length of stay by any guest is less than 90 nights) at the same time that either the residential unit or the residential flat is occupied by residents for use as a Residential Activity. Includes bed &amp; breakfasts and farm-stays.</del></p> <p><u>Excludes: Residential Visitor Accommodation and Visitor Accommodation.</u></p> <p><u>Note:</u></p> <p><u>Additional requirements of the Building Act 2004 may apply.</u></p>
<p><b>Registered Holiday Home</b></p>	<p><del>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:</del></p> <ul style="list-style-type: none"> <li><del><input type="checkbox"/> A stand-alone residential unit shall mean a residential unit contained wholly within a site and not connected to any other building;</del></li> <li><del><input type="checkbox"/> 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;</del></li> <li><del><input type="checkbox"/> 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.</del></li> <li><del><input type="checkbox"/> 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).</del></li> </ul>
<p><b>Registered Homestay</b></p>	<p><del>Means a Homestay used by up to 5 paying guests which has been registered with the Council as a Registered Homestay.</del></p> <p><u>Advice Note:</u></p> <p>(i) <u>A formal application must be made to the Council for a property to become a Registered Homestay.</u></p>



<p><b>Visitor Accommodation</b></p>	<p>Means the use of land or buildings <del>for short term, fee paying, living accommodation</del> to provide accommodation for paying guests where the length of stay for any <del>visitor/guest</del> is less than <del>3 months</del><u>90 nights</u>; and</p> <p>a. <del>Includes such accommodation as</del> camping grounds, motor parks, hotels, motels, <del>boarding houses, guest houses,</del> backpackers' accommodation, bunkhouses, tourist houses, lodges, <u>timeshares, and managed apartments</u> <del>homestays, and the commercial letting of a residential unit</del>; and</p> <p>b. <del>May</del> <u>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.</u></p> <p>iii. <u>Includes onsite staff accommodation.</u></p> <p>iv. <u>Excludes Residential Visitor Accommodation and Homestays.</u></p> <p><del>For the purpose of this definition:</del></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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<b>Residential Activity</b>	<p>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 and homestays.</u></p>
<b>Commercial Activity</b>	<p>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 and registered homestays-homestays.</u></p>
<b>Activity Sensitive to Aircraft Noise (ASAN)/ Activity Sensitive to Road Noise</b>	<p>Means any residential activity, visitor accommodation activity, <u>residential visitor accommodation activity, homestay activity,</u> community activity and day care facility activity as defined in the District Plan including any outdoor spaces associated with any education activity, but excludes activity in police stations, fire stations, courthouses, probation and detention centres, government and local government offices.</p>

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

## 7 Lower Density Suburban Residential

### 7.1 Zone Purpose

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

Visitor accommodation is anticipated in the Visitor Accommodation Sub-Zones shown on planning maps, which have historically provided (and will continue to provide) important locations for visitor accommodation to meet the District's needs. 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.

The commercial letting of residential properties as short-term accommodation for paying guests on a year-round or permanent basis is restricted where it would result in a loss of residential character, cohesion and amenity values. Low intensity use of residential units, including residential flats, to accommodate paying guests is enabled where the predominant residential character of the environment is retained and the residential amenity values of nearby residents are maintained.

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

### 7.2 Objectives and Policies

**7.2.8 Objective - Visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone.**

#### **Policies**

7.2.8.1 Provide for visitor accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zones that are appropriate for the low density residential environment, ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.

7.2.8.2 Restrict the establishment of visitor accommodation in locations outside the Visitor Accommodation Sub-Zones to ensure that the zone maintains a residential character.

7.2.8.3 Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.

7.2.8.4 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.

7.2.8.5 Manage the effects of residential visitor accommodation and homestays outside the Visitor Accommodation Sub-Zone by controlling the scale, intensity and frequency of use and those effects of the activities that differentiate them from residential activities.

## 7.3 Other Provisions and Rules

### 7.3.2 Interpreting and Applying the Rules

Renumber 7.3.2.6 as 7.3.2.7

Insert 7.3.2.6 References to the Visitor Accommodation Sub-Zones in this Chapter only apply to the sub-zones within the Lower Density Suburban Residential Zone.

## 7.4 Rules - Activities

	Activities located in the Lower Density Suburban Residential Zone	Activity status
<b>7.4.4</b>	<b><u>Homestays</u></b>	<u>P</u>
<b>7.4.5</b>	<b><u>Residential Visitor Accommodation</u></b> Control is reserved to: <ol style="list-style-type: none"> <li><u>The scale of the activity, including the number of guests on site per night;</u></li> <li><u>The management of noise, use of outdoor areas, rubbish and recycling;</u></li> <li><u>The location, provision, use and screening of parking and access;</u></li> <li><u>The compliance of the residential unit with the Building Code as at the date of the consent;</u></li> <li><u>Health and safety provisions in relation to guests;</u></li> <li><u>Guest management and complaints procedures;</u></li> <li><u>The keeping of records of RVA use, and availability of records for Council inspection; and</u></li> <li><u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ol>	<u>C</u>
<b>7.4.5A</b>	<b><u>Visitor Accommodation in the Visitor Accommodation Sub- Zone</u></b> Discretion is restricted to: <ol style="list-style-type: none"> <li><u>The location, nature and scale of activities;</u></li> <li><u>Parking and access;</u></li> <li><u>Landscaping;</u></li> <li><u>Noise generation and methods of mitigation;</u></li> <li><u>Hours of operation, including in respect of ancillary activities; and</u></li> <li><u>The external appearance of buildings.</u></li> </ol>	<u>RD</u>
<b>7.4.13</b>	<b><u>Visitor Accommodation not otherwise identified</u></b>	<u>NC</u>

## 7.4 Rules - Standards

	Standards for activities in the Lower Density Suburban Residential Zone	Non- compliance status
<b>7.5.18</b>	<p><b><u>Residential Visitor Accommodation</u></b></p> <p>7.5.18.1 <u>Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p>7.5.18.2 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>7.5.18.3 <u>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 7.5.18.1 to 7.5.18.3.</u></p>	<p><u>Sites within the Visitor Accommodation Sub-Zone:</u></p> <p style="text-align: center;"><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <ol style="list-style-type: none"> <li><u>a. The location, nature and scale of activities;</u></li> <li><u>b. The location, provision, use and screening of parking and access;</u></li> <li><u>c. The management of noise, outdoor lighting, use of outdoor areas, rubbish and recycling;</u></li> <li><u>d. The compliance of the residential unit with the Building Code as at the date of the consent;</u></li> <li><u>e. Health and safety provisions in relation to guests;</u></li> <li><u>f. Guest management and complaints procedures;</u></li> <li><u>g. The keeping of records of RVA use, and availability of records for Council inspection; and</u></li> <li><u>h. Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ol> <p style="text-align: center;"><u>All other sites:</u></p> <p><u>Standard 7.5.18.1:</u>  <u>91-180 nights RD</u>  <u>&gt;180 nights NC</u></p> <p><u>All other Standards:</u>  <u>NC</u></p> <p><u>For RD non-compliance with Standard 7.5.18.1 discretion is restricted to:</u></p> <ol style="list-style-type: none"> <li><u>i. The nature of the surrounding residential context, including its residential amenity values, cohesion and character, and the effects of the activity on the neighbourhood;</u></li> </ol>

		<ul style="list-style-type: none"> <li>j. <u>The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u></li> <li>k. <u>The scale and frequency of the activity, including the number of guests on site per night;</u></li> <li>l. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u></li> <li>m. <u>The location, provision, use and screening of parking and access;</u></li> <li>n. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u></li> <li>o. <u>Health and safety provisions in relation to guests;</u></li> <li>p. <u>Guest management and complaints procedures;</u></li> <li>q. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u></li> <li>r. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ul>
<p><b><u>7.5.19</u></b></p>	<p><b><u>Homestay</u></b></p> <p><u>7.5.19.1 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>7.5.19.2 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</u></p> <p><u>7.5.19.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>7.5.19.4 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>7.5.19.5 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection, at 24 hours'</u></p>	<p><u>Standards 7.5.19.1 and 7.5.19.2:</u> <u>RD</u></p> <p><u>All other Standards:</u> <u>NC</u></p> <p><u>For non-compliance with Standards 7.5.19.1 and 17.5.19.2 discretion is restricted to:</u></p> <ul style="list-style-type: none"> <li>a. <u>The nature of the surrounding residential context, including its residential amenity values and character, and the effects of the activity on the neighbourhood;</u></li> <li>b. <u>The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u></li> <li>c. <u>The scale and frequency of the activity, including the number of</u></li> </ul>

	<u>notice, in order to monitor compliance with rules 7.5.19.1 to 7.5.19.5.</u>	<u>nights per year;</u> d. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u> e. <u>The location, provision, use and screening of parking and access;</u> f. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u> g. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>
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## 7.5 Rules - Non-Notification of Applications

### 7.6.1.2 Visitor Accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zones

# 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 anticipated in the Visitor Accommodation Sub-Zones shown on planning maps, which have historically provided (and will continue to provide) important locations for visitor accommodation to meet the District’s needs, and in the Wanaka Town Centre Transition Overlay. 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 and the Wanaka Town Centre Transition Overlay is restricted, although residential visitor accommodation is provided for in proximity to the Wanaka town centre.

The commercial letting of residential properties as short-term accommodation for paying guests on a year-round or permanent basis is restricted, where it would result in a loss of residential character, cohesion and amenity values. Low intensity use of residential units, including residential flats, to accommodate paying guests is enabled, where the predominant residential character of the environment is retained and the residential values amenity of nearby residents are maintained.

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

### 8.2 Objectives and Policies

**8.2.11 Objective - Visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone.**

#### **Policies**

**8.2.11.1 Provide for visitor accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zones and the Wanaka Town Centre Transition Overlay Sub-Zones, and for residential visitor accommodation in proximity to the Wanaka town centre, that are appropriate for the medium density residential environment, ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.**

**8.2.11.2 Restrict the establishment of visitor accommodation in locations outside the Visitor Accommodation Sub-Zones and the Wanaka Town Centre Transition Overlay to ensure that the zone maintains a residential character.**

**8.2.11.3 Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.**

**8.2.11.4 Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.**

**8.2.11.5 Manage the effects of residential visitor accommodation and homestays outside the Visitor Accommodation Sub-Zone by controlling the scale, intensity and frequency of use and those effects that differentiate them from residential activities.**



## 8.3 Other Provisions and Rules

### 8.3.2 Interpreting and Applying the Rules

Renumber 8.3.2.7 as 8.3.2.8

Insert 8.3.2.7 References to Visitor Accommodation Sub-Zones in this Chapter only apply to the sub-zones within the Medium Density Residential Zone.

## 8.4 Rules - Activities

	Activities located in the Medium Density Residential Zone	Activity status
<b><u>8.4.7</u></b>	<b><u>Homestays</u></b>	<u>P</u>
<b><u>8.4.7A</u></b>	<p><b><u>Residential Visitor Accommodation</u></b></p> <p><u>Control is reserved to:</u></p> <ul style="list-style-type: none"> <li>a. <u>The scale of the activity, including the number of guests on site per night;</u></li> <li>b. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u></li> <li>c. <u>The location, provision, use and screening of parking and access;</u></li> <li>d. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u></li> <li>e. <u>Health and safety provisions in relation to guests;</u></li> <li>f. <u>Guest management and complaints procedures;</u></li> <li>g. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u></li> <li>h. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ul>	<u>C</u>
<b><u>8.4.11</u></b>	<p><b><u>Visitor Accommodation in the Visitor Accommodation Sub-Zone and Wanaka Town Centre Transition Overlay</u></b></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> <li>a. <u>The location, nature and scale of activities;</u></li> <li>b. <u>Parking and access;</u></li> <li>c. <u>Landscaping;</u></li> <li>d. <u>Noise generation and methods of mitigation;</u></li> <li>e. <u>Hours of operation, including in respect of ancillary activities;</u></li> <li>f. <u>The external appearance of buildings; and</u></li> <li>g. <u>Infrastructure, servicing and capacity.</u></li> </ul>	<u>RD</u>
<b><u>8.4.17</u></b>	<b><u>Visitor Accommodation not otherwise identified</u></b>	<u>NC</u>

## 8.5 Rules - Standards

	Standards for activities located in the Medium Density Residential Zone	Non- compliance status
<p><b><u>8.5.17</u></b></p>	<p><b><u>Residential Visitor Accommodation</u></b></p> <p>8.5.17.1 <u>Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p>8.5.17.2 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>8.5.17.3 <u>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 8.5.17.1 to 8.5.17.3.</u></p>	<p><u>Sites within the Visitor Accommodation Sub-Zone &amp; the MDRZ on Map 21:</u></p> <p style="text-align: center;"><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <ol style="list-style-type: none"> <li><u>a. The location, nature and scale of activities;</u></li> <li><u>b. The location, provision, use and screening of parking and access;</u></li> <li><u>c. The management of noise, outdoor lighting, use of outdoor areas, rubbish and recycling.</u></li> <li><u>d. The compliance of the residential unit with the Building Code as at the date of the consent;</u></li> <li><u>e. Health and safety provisions in relation to guests;</u></li> <li><u>f. Guest management and complaints procedures;</u></li> <li><u>g. The keeping of records of RVA use, and availability of records for Council inspection; and</u></li> <li><u>h. Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ol> <p style="text-align: center;"><u>All other sites:</u></p> <p><u>Standard 8.5.17.1:</u>  <u>91-180 nights...RD</u>  <u>&gt;180 nights...NC</u></p> <p><u>All other Standards:</u>  <u>NC</u></p> <p><u>For RD non-compliance with Standard 8.5.17.1 discretion is restricted to:</u></p> <ol style="list-style-type: none"> <li><u>i. The nature of the surrounding residential context, including its residential amenity values and character, and the effects of the activity on the neighbourhood;</u></li> </ol>

		<ul style="list-style-type: none"> <li>j. <u>The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u></li> <li>k. <u>The scale and frequency of the activity, including the number of nights per year;</u></li> <li>l. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u></li> <li>m. <u>The location, provision, use and screening of parking and access;</u></li> <li>n. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u></li> <li>o. <u>Health and safety provisions in relation to guests;</u></li> <li>p. <u>Guest management and complaints procedures;</u></li> <li>q. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u></li> <li>r. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ul>
<p><b><u>8.5.18</u></b></p>	<p><b><u>Homestay</u></b></p> <p>8.5.18.1 <u>Must not exceed 5 paying guests on a site per night.</u></p> <p>8.5.18.2 <u>Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</u></p> <p>8.5.18.3 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>8.5.18.4 <u>The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p>8.5.18.5 <u>Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 8.5.18.1 to 8.5.18.5.</u></p>	<p><u>Standards 8.5.18.1 and 8.5.18.2:</u> <u>RD</u></p> <p><u>All other Standards:</u> <u>NC</u></p> <p><u>For non-compliance with Standards 8.5.18.1 and 8.5.18.2 discretion is restricted to</u></p> <ul style="list-style-type: none"> <li>a. <u>The nature of the surrounding residential context, including its residential amenity values and character, and the effects of the activity on the neighbourhood;</u></li> <li>b. <u>The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u></li> <li>c. <u>The scale and frequency of the activity, including the number of nights per year;</u></li> </ul>

		<ul style="list-style-type: none"> <li>d. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u></li> <li>e. <u>The location, provision, use and screening of parking and access;</u></li> <li>f. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u></li> <li>g. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ul>
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## 8.6 Rules - Non-Notification of Applications

8.6.1.2 Visitor Accommodation and residential visitor accommodation within the Visitor Accommodation Sub-Zone and Wanaka Town Centre Transition Overlay.

# 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 are anticipated and enabled in this zone, which is located near the town centres, to respond to projected growth in visitor numbers, provided that adverse effects on the residential amenity values of nearby residents is avoided, remedied or mitigated.

### 9.2 Objectives and Policies

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

#### Policies

- 9.2.8.1 Provide sufficient high density zoned land to enable a range of accommodation options for visitors to establish close to town centres.
- 9.2.8.2 Enable a range of accommodation options which positively contribute to residential amenity values by ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.
- 9.2.8.3 Ensure that visitor accommodation development utilises existing infrastructure and minimise impacts on infrastructure and roading networks.
- 9.2.8.4 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.

## 9.4 Rules - Activities

	Activities located in the High Density Residential Zone	Activity status
<b>9.4.4</b>	<b><u>Residential Visitor Accommodation and Homestays</u></b>	<u>P</u>
<b>9.4.6</b>	<p><b><u>Visitor Accommodation</u></b> including licensed premises within a visitor accommodation development</p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> <li>a. <u>The location, nature and scale of activities;</u></li> <li>b. <u>Parking and access;</u></li> <li>c. <u>Landscaping;</u></li> <li>d. <u>Noise;</u></li> <li>e. <u>Hours of operation, including in respect of ancillary activities; and</u></li> <li>f. <u>The external appearance of buildings.</u></li> </ul>	<u>RD</u>

## 9.5 Rules – Standards

	Standards for activities located in the High Density Residential Zone	Non- compliance status
<b>9.5.14</b>	<p><b><u>Residential Visitor Accommodation</u></b></p> <p><u>9.5.14.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p><u>9.5.14.2 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>9.5.14.3 Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p><u>9.5.14.4 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p><u>9.5.14.5 Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>9.5.14.6 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 9.5.14.1 to 9.5.14.5.</u></p>	<p>RD</p> <p><u>Discretion is restricted to:</u></p> <ol 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>The management of noise, rubbish and outdoor activities;</u></li> <li><u>The compliance of the residential unit with the Building Code as at the date of the consent;</u></li> <li><u>Health and safety provisions in relation to guests;</u></li> <li><u>Guest management and complaints procedures;</u></li> <li><u>The keeping of records of RVA use, and availability of records for Council inspection; and</u></li> <li><u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ol>
<b>9.5.15</b>	<p><b><u>Homestay</u></b></p> <p><u>9.5.15.1 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>9.5.15.2 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</u></p> <p><u>9.5.15.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>9.5.15.4 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>9.5.15.5 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a</u></p>	<p>RD</p> <p><u>Discretion is restricted to:</u></p> <ol 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>The management of noise, rubbish and outdoor activities;</u></li> <li><u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u></li> </ol>

	<p><u>form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 9.5.15.1 to 9.5.15.5.</u></p>	<p>e. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></p>
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## **9.6 Rules – Non-Notification of Applications**

### 9.6.2.3 Visitor accommodation and residential visitor accommodation



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

## 10 ARROWTOWN RESIDENTIAL HISTORIC MANAGEMENT ZONE

### 10.2 Zone Purpose

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

Visitor accommodation is anticipated in the Visitor Accommodation Sub-Zones shown on planning maps, which have historically provided (and will continue to provide) important locations for visitor accommodation to meet the District's needs, and in the Arrowtown Town Centre Transition Overlay. 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 outside of the Arrowtown Town Centre Transition Overlay and the Visitor Accommodation Sub-Zone is restricted.

The commercial letting of residential properties as short-term accommodation for paying guests on a year-round or permanent basis, is restricted, where it would result in a loss of residential character, cohesion and amenity values. Low intensity use of residential units, including residential flats, to accommodate paying guests is enabled, where the predominant residential character of the environment is retained and the residential amenity values of nearby residents is maintained.

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

### 10.2 Objectives and Policies

**10.2.5 Objective –Visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone.**

#### **Policies**

10.2.5.1 Provide for visitor accommodation and residential visitor accommodation that is appropriate for the low density residential environment in the Arrowtown Town Centre Transition Overlay and the Visitor Accommodation Sub-Zone.

10.2.5.2 Restrict the establishment of visitor accommodation in locations outside the Arrowtown Town Centre Transition Overlay and the Visitor Accommodation Sub-Zone to ensure that the zone maintains a residential character.

10.2.5.3 Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.

10.2.5.4 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.

10.2.5.5 Manage the effects of residential visitor accommodation and homestays outside the

Visitor Accommodation Sub-Zone by controlling the scale, intensity and frequency of use and those effects of the activities that differentiate them from residential activities.

### 10.3 Other Provisions and Rules

10.3.2 Interpreting and Applying the Rules

Renumber 10.3.2.5 as 10.3.2.6

Insert 10.3.2.5 References to the Visitor Accommodation Sub-Zones in this Chapter only apply to the sub-zones within the Arrowtown Residential Historic Management Zone.

### 10.4 Rules – Activities

Table 1	Activities located in the Arrowtown Residential Historic Management Zone	Activity status
<b><u>10.4.5</u></b>	<b><u>Homestays</u></b>	<u>P</u>
<b><u>10.4.5A</u></b>	<p><b><u>Residential Visitor Accommodation</u></b></p> <p><u>Control is reserved to:</u></p> <ul style="list-style-type: none"> <li>a. <u>The scale of the activity, including the number of guests on site per night;</u></li> <li>b. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u></li> <li>c. <u>The location, provision, use and screening of parking and access;</u></li> <li>d. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u></li> <li>e. <u>Health and safety provisions in relation to guests;</u></li> <li>f. <u>Guest management and complaints procedures;</u></li> <li>g. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u></li> <li>h. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ul>	<u>C</u>

<b><u>10.4.7</u></b>	<p><b><u>Visitor Accommodation in the Arrowtown Town Centre Transition Overlay and the Visitor Accommodation Sub-Zone</u></b></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> <li>a. <u>The location, nature and scale of activities;</u></li> <li>b. <u>Parking and access;</u></li> <li>c. <u>Landscaping;</u></li> <li>d. <u>Noise generation and methods of mitigation;</u></li> <li>e. <u>Hours of operation, including in respect of ancillary activities; and</u></li> <li>f. <u>The external appearance of buildings.</u></li> </ul>	<u>RD</u>
<b><u>10.4.11</u></b>	<b><u>Visitor Accommodation not otherwise identified</u></b>	<u>NC</u>

## 10.5 Rules – Standards

Table 2	Standards for Activities: Arrowtown Residential Historic Management Zone	Non- compliance status
<p><b><u>10.5.9</u></b></p>	<p><b><u>Residential Visitor Accommodation</u></b></p> <p>10.5.9.1 <u>Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p>10.5.9.2 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>10.5.9.3 <u>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 10.5.9.1 to 10.5.9.3.</u></p>	<p><u>Sites within the Visitor Accommodation Sub-Zone and/or Town Centre Transition Overlay:</u></p> <p><u>RD*</u></p> <p><u>Discretion is restricted to:</u></p> <ol style="list-style-type: none"> <li><u>a. The location, nature and scale of activities;</u></li> <li><u>b. The location, provision, use and screening of parking and access;</u></li> <li><u>c. The management of noise, outdoor lighting, use of outdoor areas, rubbish and recycling.</u></li> <li><u>d. The compliance of the residential unit with the Building Code as at the date of the consent;</u></li> <li><u>e. Health and safety provisions in relation to guests;</u></li> <li><u>f. Guest management and complaints procedures;</u></li> <li><u>g. The keeping of records of RVA use, and availability of records for Council inspection; and</u></li> <li><u>h. Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ol> <p><u>All other sites:</u></p> <p><u>Standard 10.5.9.1:</u>  <u>91-180 nights RD</u>  <u>&gt;180 nights NC</u></p> <p><u>All other Standards:</u>  <u>NC</u></p> <p><u>For RD non-compliance with Standard 10.5.9.1 discretion is restricted to:</u></p> <ol style="list-style-type: none"> <li><u>i. The nature of the surrounding residential context, including its residential amenity values, cohesion and character, and the effects of the activity on the neighbourhood;</u></li> <li><u>j. The cumulative effect of the</u></li> </ol>

		<p><u>activity, when added to the effects of other activities occurring in the neighbourhood;</u></p> <p>k. <u>The scale and frequency of the activity, including the number of guests on site per night;</u></p> <p>l. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u></p> <p>m. <u>The location, provision, use and screening of parking and access;</u></p> <p>n. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u></p> <p>o. <u>Health and safety provisions in relation to guests;</u></p> <p>p. <u>Guest management and complaints procedures;</u></p> <p>q. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u></p> <p>r. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></p>
<p><b><u>10.5.10</u></b></p>	<p><b><u>Homestay</u></b></p> <p><u>10.5.10.1 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>10.5.10.2 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</u></p> <p><u>10.5.10.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>10.5.10.4 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>10.5.10.5 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 10.5.10.1 to 10.5.10.5.</u></p>	<p><u>Standards 10.5.10.1 and 10.5.10.2: RD</u></p> <p><u>All other Standards: NC</u></p> <p><u>For non-compliance with Standards 10.5.10.1 and 10.5.10.2 discretion is restricted to:</u></p> <p>a. <u>The nature of the surrounding residential context, including its residential amenity values and character, and the effects of the activity on the neighbourhood;</u></p> <p>b. <u>The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u></p> <p>c. <u>The scale and frequency of the activity, including the number of nights per year;</u></p> <p>d. <u>The management of noise, use</u></p>

		<p><u>of outdoor areas, rubbish and recycling;</u></p> <p>e. <u>The location, provision, use and screening of parking and access;</u></p> <p>f. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u></p> <p>g. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></p>
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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 and residential visitor accommodation in the Arrowtown Town Transition Overlay and the Visitor Accommodation Sub-Zone.

# 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 anticipated in the Visitor Accommodation Sub-Zones and shown on planning maps, which have historically provided (and will continue to provide) important locations for visitor accommodation to meet the District's needs. 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 outside of the Visitor Accommodation Sub-Zones is restricted.

The commercial letting of residential properties as short-term accommodation for paying guests on a year-round or permanent basis, is restricted, where it would result in a loss of residential character, cohesion and amenity values. Low intensity use of residential units, including residential flats, to accommodate paying guests is enabled, where the predominant residential character of the environment is retained and the residential amenity values of nearby residents are maintained.

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

### 11.2 Objectives and Policies

**11.2.3 Objective – Visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone.**

#### **Policies**

11.2.3.1 Provide for visitor accommodation and residential visitor accommodation that are appropriate for the low density residential environment in the Visitor Accommodation Sub-Zones, while ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.

11.2.3.2 Restrict the establishment of visitor accommodation in locations outside the Visitor Accommodation Sub-Zones to ensure that the zone maintains a residential character.

11.2.3.3 Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.

11.2.3.4 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.

11.2.3.5 Manage the effects of residential visitor accommodation and homestays outside the Visitor Accommodation Sub-Zone by controlling the scale, intensity and frequency of the use and those effects of the activities that differentiate them from residential activities.

### 11.3 Other Provisions and Rules

### 11.3.2 Interpreting and Applying the Rules

Renumber 11.3.2.5 as 11.3.2.6

Insert 11.3.2.5 References to the Visitor Accommodation Sub-Zones in this Chapter only apply to the sub-zones within the Large Lot Residential Zone.

## 11.4 Rules – Activities

Table 1	Activities located in the Large Lot Residential Zone	Activity status
<u>11.4.4</u>	<b><u>Homestays</u></b>	<u>P</u>
<u>11.4.5</u>	<b><u>Residential Visitor Accommodation</u></b> <u>Control is reserved to:</u> <ol style="list-style-type: none"> <li>a. <u>The scale of the activity, including the number of guests on site per night;</u></li> <li>b. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u></li> <li>c. <u>The location, provision, use and screening of parking and access;</u></li> <li>d. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u></li> <li>e. <u>Health and safety provisions in relation to guests;</u></li> <li>f. <u>Guest management and complaints procedures;</u></li> <li>g. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u></li> <li>h. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ol>	<u>C</u>
<u>11.4.5A</u>	<b><u>Visitor Accommodation in the Visitor Accommodation Sub-Zone</u></b> <u>Discretion is restricted to:</u> <ol style="list-style-type: none"> <li>a. <u>The location, nature and scale of activities;</u></li> <li>b. <u>Parking and access;</u></li> <li>c. <u>Landscaping;</u></li> <li>d. <u>Noise generation and the methods of mitigation;</u></li> <li>e. <u>Hours of operation, including in respect of ancillary activities; and</u></li> <li>f. <u>The external appearance of buildings.</u></li> </ol>	<u>RD</u>
<u>11.4.10</u>	<b><u>Visitor Accommodation not otherwise identified</u></b>	<u>NC</u>



## 11.5 Rules – Standards for Activities

Table 2	Standards for Activities	Non- compliance status
<p><b><u>11.5.13</u></b></p>	<p><b><u>Residential Visitor Accommodation</u></b></p> <p>11.5.13.1 <u>Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p>11.5.13.2 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>11.5.13.3 <u>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 11.5.13.1 to 11.5.13.3.</u></p> <p>-</p>	<p><u>Sites within the Visitor Accommodation Sub-Zone:</u></p> <p style="text-align: center;"><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> <li>a. <u>The location, nature and scale of activities;</u></li> <li>b. <u>The location, provision, use and screening of parking and access;</u></li> <li>c. <u>The management of noise, outdoor lighting, use of outdoor areas, rubbish and recycling.</u></li> <li>d. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u></li> <li>e. <u>Health and safety provisions in relation to guests;</u></li> <li>f. <u>Guest management and complaints procedures;</u></li> <li>g. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u></li> <li>h. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ul> <p style="text-align: center;"><u>All other sites:</u></p> <p><u>Standard 11.5.13.1:</u>  <u>91-180 nights RD</u>  <u>&gt;180 nights NC</u></p> <p><u>All other Standards:</u>  <u>NC</u></p> <p><u>For RD non-compliance with Standard 11.5.13.1 discretion is restricted to:</u></p> <ul style="list-style-type: none"> <li>i. <u>The nature of the surrounding residential context, including its residential amenity values, cohesion and character, and the effects of the activity on the neighbourhood;</u></li> </ul>

		<ul style="list-style-type: none"> <li>j. <u>The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u></li> <li>k. <u>The scale and frequency of the activity, including the number of guests on site per night;</u></li> <li>l. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u></li> <li>m. <u>The location, provision, use and screening of parking and access;</u></li> <li>n. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u></li> <li>o. <u>Health and safety provisions in relation to guests;</u></li> <li>p. <u>Guest management and complaints procedures;</u></li> <li>q. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u></li> <li>r. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ul>
<p><b><u>11.5.14</u></b></p>	<p><b><u>Homestay</u></b></p> <p><u>11.5.14.1 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>11.5.14.2 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</u></p> <p><u>11.5.14.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>11.5.14.4 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>11.5.14.5 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p>Note: The Council may request that records are</p>	<p><u>Standards 11.5.14.1 and 11.5.14.2: RD</u></p> <p><u>All other Standards: NC</u></p> <p><u>For non-compliance with Standards 11.5.14.1 and 11.5.14.2 discretion is restricted to:</u></p> <ul style="list-style-type: none"> <li>a. <u>The nature of the surrounding residential context, including its residential amenity values and character, and the effects of the activity on the neighbourhood;</u></li> <li>b. <u>The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u></li> <li>c. <u>The scale and frequency of the</u></li> </ul>

	<p><u>made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 11.5.14.1 to 11.5.14.5.</u></p>	<p><u>activity, including the number of nights per year;</u></p> <p>d. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u></p> <p>e. <u>The location, provision, use and screening of parking and access;</u></p> <p>f. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u></p> <p>g. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></p>
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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 and residential visitor accommodation in the Visitor Accommodation Sub-Zone.

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

## 16 Business Mixed Use Zone

### 16.4 Rules – Activities

	Activities located in the Business Mixed Use Zone	Activity status
<b>16.4.2</b>	<b><u>Residential Visitor Accommodation and Homestays</u></b>	P

### 16.5 Rules – Standards

	Standards for activities located in the Business Mixed Use Zone	Non- compliance status
<b>16.5.12</b>	<p><b><u>Residential Visitor Accommodation</u></b></p> <p>16.5.12.1 <u>Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p>16.5.12.2 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>16.5.12.3 <u>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p>16.5.12.4 <u>The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p>16.5.12.5 <u>Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p>16.5.12.6 <u>Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 16.5.12.1 to 16.5.12.6.</u></p>	<p>C</p> <p><u>Control is reserved to:</u></p> <ol 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>The management of noise, rubbish and outdoor activities;</u></li> <li><u>The compliance of the residential unit with the Building Code as at the date of the consent;</u></li> <li><u>Health and safety provisions in relation to guests;</u></li> <li><u>Guest management and complaints procedures;</u></li> <li><u>The keeping of records of RVA use, and availability of records for Council inspection; and</u></li> <li><u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ol>

<p><b><u>16.5.13</u></b></p>	<p><b><u>Homestay</u></b></p> <p><u>16.5.13.1 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>16.5.13.2 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</u></p> <p><u>16.5.13.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>16.5.13.4 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>16.5.13.5 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 16.5.13.1 to 16.5.13.5.</u></p>	<p style="text-align: center;"><u>C</u></p> <p><u>Control is reserved to:</u></p> <ul style="list-style-type: none"> <li>a. <u>The location, nature and scale of activities;</u></li> <li>b. <u>The location, provision, and screening of parking and access;</u></li> <li>c. <u>The management of noise, rubbish and outdoor activities;</u></li> <li>d. <u>The keeping of records of Homestay use, and availability of records for Council inspection;</u></li> <li>e. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ul>
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# New Stage 2 PDP provisions, added to Stage 1 Chapter 21 Rural chapter

## 21 Rural

### 21.4 Rules – Activities

Table 1	Activities – Rural Zone	Activity status
<u>21.4.15</u>	<u>Residential Visitor Accommodation and Homestays</u>	P

### 21.9 Rules - Standards for Commercial Activities

Table 6	Standards for Commercial Activities	Non-compliance status
<u>21.9.5</u>	<p><b><u>Residential Visitor Accommodation</u></b></p> <p><u>21.9.5.1</u> Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</p> <p><u>21.9.5.2</u> The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</p> <p><u>21.9.5.3</u> Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</p> <p><u>21.9.5.4</u> Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</p> <p>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 21.9.5.1 to 21.9.5.4.</p>	<p>C</p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> <li>The scale of the activity, including the number of guests per night and the number guest nights the activity operates in a 12 month period;</li> <li>The management of noise, rubbish and outdoor activities;</li> <li>The compliance of the residential unit with the Building Code as at the date of the consent;</li> <li>Health and safety provisions in relation to guests;</li> <li>Guest management and complaints procedures;</li> <li>The keeping of records of RVA use, and availability of records for Council inspection; and</li> <li>Monitoring requirements, including imposition of an annual monitoring charge.</li> </ol>

<p><b><u>21.9.6</u></b></p>	<p><b><u>Homestay</u></b></p> <p><u>21.9.6.1 Must not exceed 5 paying guests per night.</u></p> <p><u>21.9.6.2 The Council must be notified in writing prior to the commencement of a Homestay activity</u></p> <p><u>21.9.6.3 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 21.9.6.1 to 21.9.6.3.</u></p>	<p style="text-align: center;"><u>C</u></p> <p><u>Control is reserved to:</u></p> <ul style="list-style-type: none"> <li>a. <u>The scale of the activity, including the number of guests per night and the number guest nights the activity operates in a 12 month period;</u></li> <li>b. <u>The management of noise, rubbish and outdoor activities;</u></li> <li>c. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u></li> <li>d. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ul>
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## 22 New Stage 2 PDP provisions, added to Stage 1 Chapter 22 Rural Residential & Rural Lifestyle chapter

### 23 Rural Residential & Rural Lifestyle

#### 22.2 Objectives and Policies

22.2.2.4 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.

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

#### 22.4 Rules - Activities

Table 1	Activities – Rural Residential and Rural Lifestyle Zones	Activity status
<u>22.4.7</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>

#### 22.5 Rules - Standards

Table 2	Standards - Rural Residential and Rural Lifestyle Zones	Non-compliance status
<u>22.5.14</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>22.5.14.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p><u>22.5.14.2 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p><u>22.5.14.3 Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>25.5.14.4 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 22.5.14.1 to 22.5.14.4.</u></p>	<u>D</u>



<p><b><u>22.5.15</u></b></p>	<p><b><u>Homestay</u></b></p> <p><u>22.5.15.1 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>22.5.15.2 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>22.5.15.3 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 22.5.15.1 to 22.5.15.3.</u></p>	<p><u>D</u></p>
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# New Stage 2 PDP provisions, added to Stage 1 Chapter 23 Gibbston Character Zone chapter

## 23 Gibbston Character Zone

### 23.4 Rules - Activities

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

### 23.5 Rules - Standards

Table 4	Standards for Residential Visitor Accommodation and Homestays	Non-compliance status
<u>23.5.12</u>	<p><b><u>Residential Visitor Accommodation</u></b></p> <p><u>23.5.12.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p><u>23.5.12.2 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p><u>23.5.12.3 Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>23.5.12.4 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 23.5.12.1 to 23.5.12.4.</u></p>	<u>D</u>
<u>23.5.13</u>	<p><b><u>Homestay</u></b></p> <p><u>23.5.13.1 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>23.5.13.2 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>23.5.13.3 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 23.5.13.1 to 23.5.13.3.</u></p>	<u>D</u>

## New Stage 2 PDP provisions, added to Stage 2 Chapter 24

### Key:

No underlining shown for additional text for Wakatipu Basin Rural Amenity Zone. All text is new text to be added.

## 24 Wakatipu Basin Rural Amenity Zone

- 24.2.5.3** Provide for non-residential activities, including restaurants, visitor accommodation, and commercial recreation activities while ensuring these are appropriately located and of a scale and intensity that ensures that the amenity, quality and character of the Precinct is retained.

### 24.4 Rules - Activities

	<b>Table 24.1 – Activities in the Wakatipu Basin Rural Amenity Zone</b>	<b>Activity Status</b>
[...]		
<b>24.4.15</b>	Residential visitor accommodation and homestays.	P
<b>24.4.21</b>	Visitor accommodation	D
[...]		

	<b>Table 24.3 – Standards</b>	<b>Non-compliance status</b>
[...]		
<b>24.5.20</b>	<p><b>Residential visitor accommodation</b></p> <p>Residential visitor accommodation – Excluding the Lifestyle Precinct</p> <p>24.5.20.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</p> <p>24.5.20.2 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</p> <p>24.5.20.3 Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</p> <p>24.5.20.4 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</p> <p>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 24.5.20.1 to 24.5.20.4.</p>	<p>C</p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> <li>The scale of the activity, including the number of guests per night and the number guest nights the activity operates in a 12 month period;</li> <li>The management of noise, rubbish and outdoor activities;</li> <li>The compliance of the residential unit with the Building Code as at the date of the consent;</li> <li>Health and safety provisions in relation to guests;</li> <li>Guest management and complaints procedures;</li> <li>The keeping of records of RVA use, and availability of records for Council</li> </ol>

		inspection; and g. Monitoring requirements, including imposition of an annual monitoring charge.
<b>24.5.21</b>	<p>Residential visitor accommodation – Lifestyle Precinct only</p> <p>24.5.21.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</p> <p>24.5.21.2 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</p> <p>24.5.21.3 Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</p> <p>24.5.21.4 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</p> <p>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 24.5.21.1 to 24.5.21.4</p>	D
<b>24.5.22</b>	<p><b>Homestay</b></p> <p>Homestay– Excluding the Lifestyle Precinct</p> <p>24.5.22.1 Must not exceed 5 paying guests on a site per night.</p> <p>24.5.22.2 The Council must be notified in writing prior to the commencement of a Homestay activity.</p> <p>24.5.22.3 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</p> <p>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 24.5.22.1 to 24.5.22.3.</p>	<p>C</p> <p>Control is reserved to:</p> <p>a. The scale of the activity, including the number of guests per night and the number guest nights the activity operates in a 12 month period;</p> <p>b. The management of noise, rubbish and outdoor activities;</p> <p>c. The keeping of records of Homestay use, and availability of records for Council inspection; and</p> <p>d. Monitoring requirements, including imposition of an annual monitoring charge.</p>

<p><b>24.5.23</b></p>	<p>Homestay – Lifestyle Precinct only</p> <p>24.5.23.1 Must not exceed 5 paying guests on a site per night.</p> <p>24.5.23.2 The Council must be notified in writing prior to the commencement of a Homestay activity.</p> <p>24.5.23.3 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</p> <p>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 24.5.23.1 to 24.5.23.3.</p>	<p><u>D</u></p>
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# New Stage 2 PDP provisions, added to Stage 1 Chapter 41 Jacks Point chapter

## 41 Jacks Point

### 41.4 Rules - Activities

Table 1	Activities Located within the Jacks Point Zone	Activity status
<b>41.4.1.9</b>	<u>All Residential (R) Activity Areas and Rural Living (RL) Activity Area</u> Residential Visitor Accommodation and Homestays	<u>P</u>

Table 2	Activities located in the Jacks Point Zone – Village and Education Activity Areas	Activity Status
<b>41.4.2.1</b>	Any commercial, community, residential, <u>residential visitor accommodation, homestay, or visitor accommodation activity</u> within the Jacks Point (V) or Homestead Bay (HB) Village Activity Areas, including the addition, alteration or construction of associated buildings, provided the application is in accordance with a Comprehensive Development Plan incorporated in the District Plan, which applies to the whole of the relevant Village Activity Area and is sufficiently detailed to enable the matters of control listed below to be fully considered.	C

### 41.5 Rules – Activity Standards

Table 6	Standards for activities located in the Jacks Point Zone – Residential Activity Areas	Non-compliance status
<b>41.5.1.12</b>	<u>Residential Visitor Accommodation</u> 41.5.1.12.1 <u>Must be limited to one residential unit or residential flat per site not exceeding a cumulative total of 42 nights occupation by paying guests on a site per 12 month period.</u> 41.5.1.12.2 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u> 41.5.1.12.3 <u>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the</u>	<u>D</u>

	<p><u>residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p>41.5.1.12.4 <u>The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p>41.5.1.12.5 <u>Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p>41.5.1.12.6 <u>Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p>Note: <u>The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 41.5.1.12.1 to 41.5.1.12.6.</u></p>	
<p><b><u>41.5.1.13</u></b></p>	<p><b><u>Homestay</u></b></p> <p>41.5.1.13.1 <u>May occur within either an occupied residential unit or an occupied residential flat on a site, and must not occur within both on a site.</u></p> <p>41.5.1.13.2 <u>Must not exceed 3 paying guests on a site per night.</u></p> <p>41.5.1.13.3 <u>Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</u></p> <p>41.5.1.13.4 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>41.5.1.13.5 <u>The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p>41.5.1.13.6 <u>Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p>Note: <u>The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 41.5.1.13.1 to 41.5.1.13.6.</u></p>	<p><u>D</u></p>

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

## 42 Waterfall Park

### 42.4 Rules - Activities

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

### 42.5 Rules - Standards

	Standards for activities located in the Waterfall Park Zone	Non- compliance status
<b><u>42.5.9</u></b>	<p><b><u>Residential Visitor Accommodation</u></b></p> <p>42.5.9.1 <u>Must be limited to one residential unit or residential flat per site–not exceeding a cumulative total of 179 nights occupation by paying guests on a site per 12 month period.</u></p> <p>42.5.9.2 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>42.5.9.3 <u>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p>42.5.9.4 <u>The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p>42.5.9.5 <u>Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p>42.5.9.6 <u>Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p>	<p><u>C</u></p> <p>Control is reserved to:</p> <ol 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>The management of noise, rubbish and outdoor activities;</u></li> <li><u>The compliance of the residential unit with the Building Code as at the date of the consent;</u></li> <li><u>Health and safety provisions in relation to guests;</u></li> <li><u>Guest management and complaints procedures;</u></li> <li><u>The keeping of records of RVA use, and availability of records for Council inspection; and</u></li> <li><u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ol>



	<p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 42.5.9.1 to 42.5.9.6.</u></p>	
<p><b><u>42.5.10</u></b></p>	<p><b><u>Homestay</u></b></p> <p><u>42.5.10.1 May occur within either an occupied residential unit or an occupied residential flat on a site, and must not occur within both on a site.</u></p> <p><u>42.5.10.2 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>42.5.10.3 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</u></p> <p><u>42.5.10.4 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>42.5.10.5 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>42.5.10.6 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 42.5.10.1 to 42.5.10.6.</u></p>	<p style="text-align: center;"><u>C</u></p> <p><u>Control is reserved to:</u></p> <ol style="list-style-type: none"> <li>a. <u>The location, nature and scale of activities;</u></li> <li>b. <u>The location, provision, and screening of parking and access;</u></li> <li>c. <u>The management of noise, rubbish and outdoor activities;</u></li> <li>d. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u></li> <li>e. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ol>

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

### 43 Millbrook

#### 43.4 Rules - Activities

	Activities – Millbrook	Activity status
<b>43.4.26</b>	<b>Residential Visitor Accommodation and Homestays</b> in the Residential Activity Area	<u>P</u>

#### 43.5 Rules - Standards

	Rules – Millbrook	Non- compliance status
<b>43.5.14</b>	<p><b><u>Residential Visitor Accommodation.</u></b></p> <p>43.5.14.1 <u>Must be limited to one residential unit or residential flat per site not exceeding a cumulative total of 179 nights occupation by paying guests on a site per 12 month period.</u></p> <p>43.5.14.2 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>43.5.14.3 <u>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p>43.5.14.4 <u>The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p>43.5.14.5 <u>Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p>43.5.14.6 <u>Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 43.5.14.1 to 43.5.14.6.</u></p>	<p><u>C</u></p> <p><u>Control is reserved to:</u></p> <ol 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>The management of noise, rubbish and outdoor activities;</u></li> <li><u>The compliance of the residential unit with the Building Code as at the date of the consent;</u></li> <li><u>Health and safety provisions in relation to guests;</u></li> <li><u>Guest management and complaints procedures;</u></li> <li><u>The keeping of records of RVA use, and availability of records for Council inspection; and</u></li> <li><u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ol>

<p><b><u>43.5.15</u></b></p>	<p><b><u>Homestay</u></b></p> <p><u>43.5.15.1 May occur within either an occupied residential unit or an occupied residential flat on a site, and must not occur within both on a site.</u></p> <p><u>43.5.15.2 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>43.5.15.3 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</u></p> <p><u>43.5.15.4 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>43.5.15.5 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>43.5.15.6 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 43.5.15.1 to 43.5.15.6.</u></p>	<p style="text-align: center;"><u>C</u></p> <p><u>Control is reserved to:</u></p> <ul style="list-style-type: none"> <li>a. <u>The location, nature and scale of activities;</u></li> <li>b. <u>The location, provision, and screening of parking and access;</u></li> <li>c. <u>The management of noise, rubbish and outdoor activities;</u></li> <li>d. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u></li> <li>e. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ul>
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# **QUEENSTOWN LAKES DISTRICT COUNCIL**

**Hearing of Submissions on Proposed District Plan**

**Stream 15 Report**

**Report and Recommendations of Independent Commissioners  
Regarding Chapters 25, 29, 31, 38, and Visitor Accommodation**

**Report 19.3 – Chapter 25  
Earthworks**

**Commissioners**

**Denis Nugent (Chair)**

**Sarah Dawson**

**Calum MacLeod**

**Robert Nixon**

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**Appendix 1: Chapter 25 and Variations to Chapters 2, 27 and 41 as Recommended**

**Appendix 2: Recommendations on Submissions and Further Submissions**

## 1. PRELIMINARY

### 1.1 Introduction

1. This report needs to be read in conjunction with Report 19.1. That report sets out the appearances and procedural matters for Stream 15. It also contains our recommendations on matters applicable generally to all the provisions covered by Stream 15.

### 1.2 Terminology in this Report

2. The majority of the abbreviations used in this report are set out in Report 19.1. In addition, throughout this report, we use the following abbreviations:

District	Queenstown Lakes District
DoC	Department of Conservation
Federated Farmers	Federated Farmers of New Zealand Inc
Fish and Game	Otago Fish and Game Council
HNZ	Heritage New Zealand
Jacks Point Group	Henley Downs Farm Holdings Limited and Henley Downs Land Holdings Limited <sup>1</sup> ; and Darby Planning LP <sup>2</sup>
JPZ	Jacks Point Zone
Kāi Tahu	Te Rūnanga o Moeraki, Kāti Huirapa Rūnaka ki Puketeraki, Te Rūnanga o Ōtākou, Hokonui Rūnanga, Te Rūnanga o Waihōpai, Te Rūnanga o Awarua and Te Rūnanga o Ōraka-Aparima
Millbrook	Millbrook Country Club
MRZ	Millbrook Resort Zone
NES-PF	National Environmental Standards for Plantation Forestry
NZSki	NZSki Limited
ONL	Outstanding Natural Landscape as shown on the Planning Maps of the PDP (Decisions Version)
ORC	Otago Regional Council
PC49	Plan Change 49 to the ODP

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<sup>1</sup> Submission 2381

<sup>2</sup> Submission 2376

PDP	Proposed District Plan
Reply Version	The version of Chapter 25 attached to the Reply Evidence of J Wyeth
Skyline	Skyline Enterprises Limited
Treble Cone Group	Treble Cone Investments Limited <sup>3</sup> ; Soho Ski Area Ltd and Blackmans Creek No. 1 LP <sup>4</sup> ; Darby Planning LP <sup>5</sup>
Water Plan	Regional Plan: Water for Otago
WBRAZ	Wakatipu Basin Rural Amenity Zone
ZJV	ZJV (NZ) Limited

### 1.3 Background

3. This report deals with the submissions and further submissions lodged in respect of Chapter 25 Earthworks, the variation to Chapter 2 Definitions notified with Chapter 25, and the variations to Chapter 27 Subdivision and Development and Chapter 41 Jacks Point Zone notified with Chapter 25.
4. Mr Jerome Wyeth, a planning consultant engaged by the Council, prepared a Section 42A Report, rebuttal evidence and a reply statement. This was supported by expert evidence from Mr Trent Sunich, an environmental consultant engaged by the Council. We also had the benefit of evidence from several submitters. Mr Wyeth advised us that he had not had any prior direct involvement in the development of Chapter 25 as notified. His company had prepared a technical report for the Council, to inform the development of the chapter, which he had not been involved with.
5. The hearings proceeded as described in Report 19.1.
6. There were a large number of submissions received on Chapter 25 and the associated variations to Chapter 2, 27 and 41. As stated in Report 1<sup>6</sup>, it is not necessary for the Hearing Commissioners to address each submission individually, rather the Hearing Panel's report can address decisions by grouping submissions. This is the approach taken in this Report. When discussing each section and/or provision, not every aspect of the submissions, as categorised by Council staff, is mentioned. In addition, where the Council's evidence supports a submission and there is no conflicting evidence, we have not specifically referred to that matter in the Report. That is so the Report is not unnecessarily wordy. However, in each case the Hearing Panel has considered all the submissions and further submissions on Chapter 25 and the variations. We set out in Appendix 2 a list of the submissions and further submissions and our recommendation in respect of each one.

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<sup>3</sup> Submission 2373

<sup>4</sup> Submission 2384

<sup>5</sup> Submission 2376

<sup>6</sup> Report 1 para [52]-[53]



#### 1.4 General Submissions

7. As set out in Report 19.1, where a submission seeking a change to Chapter 25 was only considered in evidence from the Council, without the benefit of evidence from the submitter or from a submitter on a related submission, we have no basis in evidence to depart from the recommendation of the Council's witness and recommend accordingly.
8. Several submissions on PDP (Stage 1) were carried over to be heard in conjunction with Chapter 25 and the variation to Chapter 41 Jacks Point Zone notified with Chapter 25. These were listed and addressed under Issue 14 of the Section 42A Report prepared by Mr Wyeth. The submissions relate to the maximum earthworks volumes, cut and fill height restrictions and set-backs from artificial water bodies in the Jacks Point Zone. The evidence for the Jacks Point Group<sup>7</sup> was that they generally supported the integration of all earthworks provisions into the standalone Chapter 25. In terms of the specific provisions in Chapter 25 for earthworks in the Jacks Point Zone, general agreement was reached between Mr Wyeth (through the amendments he recommended) and the evidence for the Jacks Point Group<sup>8</sup>. Accordingly, we have not needed to address these submissions further in this report.
9. Before discussing the provisions in Chapter 25 and the variations, and the submissions on those provisions, we will discuss two general matters raised in several submissions:
  - whether it is appropriate for earthworks to be managed through Chapter 25 of the PDP, when there are already adequately managed by ORC, DoC or through other chapters of the PDP; and
  - whether or not the PDP can, or should, include earthworks provisions that are more stringent than those in Plan Change 49 to the ODP (PC49).
10. Some submissions supported Chapter 25 generally<sup>9</sup>; in relation to specific zones<sup>10</sup>; or in relation to a broad range of provisions<sup>11</sup>. As we are recommending some changes to the provisions, we recommend these submissions be accepted in part.
11. Some submissions opposed Chapter 25 and requested that the ODP earthworks provisions are retained<sup>12</sup>, on the basis that they were recently made operative under PC49. The ODP is being replaced, in stages, by the PDP. Even if we were to recommend rejection of Chapter 25 in its entirety, the provisions for earthworks would not revert to those under the ODP. On this basis, we recommend that these submissions be rejected. However, we note that aspects of the approach under the ODP have been specifically requested as amendments to Chapter 25, including: exclusion of the Ski Area Sub-Zones (SASZs); retaining earthworks volume thresholds from the ODP; and deletion of some new standards included in notified Chapter 25. We address these aspects later in this Report, as we consider each Chapter 25 provision.
12. Some submitters suggested alternative approaches to dealing with impacts from earthworks in the District. These included Council website notification of locations and time of major earthworks to better inform the public<sup>13</sup>; not requiring earth bunds and mounds screening

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<sup>7</sup> R Henderson, EiC, paragraph 17

<sup>8</sup> R Henderson, EiC, paragraph 106-108

<sup>9</sup> For example: Submissions 2019 and 2495

<sup>10</sup> Refer J Wyeth, Section 42A Report, paragraphs 6.2-6.5

<sup>11</sup> For example: Submissions 2455, 2618, 2446, 2484, 2540, 2242, 2194, 2195, 2478, 2538 and 2442

<sup>12</sup> For example: Submissions 2448, 2465, 2552, 2560 and 2549

<sup>13</sup> Submission 2495

dwellings<sup>14</sup>; and regular water testing above and below site development boundaries as part of resource consent conditions<sup>15</sup>. We agree with Mr Wyeth<sup>16</sup> that it is outside the scope of the PDP to require the Council to notify the public about earthworks. We note and accept Mr Wyeth's statement<sup>17</sup> that there is no requirement in the PDP for screening dwellings with bunds. We also agree with Mr Wyeth's evidence that requirements for water quality monitoring for developments involving earthworks are best determined on a case-by-case basis through the resource consent processes required through Chapter 25, rather than generic requirements being specified in the PDP. We consider the Matters of Discretion and Assessment Matters included in 25.7 and 25.8 of Chapter 25 would enable such conditions to be imposed. On this basis, we recommend these submissions be rejected.

13. Glendhu Bay Trustees Limited<sup>18</sup> requested that, in the event that the decisions on Stage 1 of the PDP agree to the creation of the Glendhu Station Zone, those provisions are incorporated into Chapter 25. The proposed Glendhu Station Zone was rejected through the PDP Stage 1 Decisions<sup>19</sup>. Trojan Helmet Limited<sup>20</sup> also requested specific earthworks provisions for its proposed The Hills Zone. This rezoning request has been considered in Hearing Stream 14 and it has been recommended that it be rejected<sup>21</sup>. Chapter 25 does not, therefore, include separate earthworks provisions for these areas. We recommend that these submissions be rejected.
14. ORC<sup>22</sup> asked that Chapter 25 better recognises and gives effect to the relevant objectives and policies of the Proposed RPS, specifically Objectives 3.1 and 3.2. The submission stated that the Proposed RPS contains a number of objectives and policies related to recognising, protecting and enhancing areas of significant vegetation and habitats, and indigenous vegetation generally. ORC recognised that the notified Chapter 25 gives some effect to these issues in its assessment matters (25.8.6 (c)), but states that the assessment matters need to also cover terrestrial areas. We did not hear evidence on behalf of ORC at the hearing. Mr Jerome Wyeth<sup>23</sup> addressed this submission in his Section 42A Report, summarising the relevant Proposed RPS provisions and recommending amendments to better give effect to it. We accept Mr Wyeth's amendments and do not consider any additional amendments are required. We recommend the submission is accepted in part.
15. Mr Wyeth addressed the submission<sup>24</sup> from of Te Rūnanga o Moeraki, Kāti Huirapa Rūnaka ki Puketeraki, Te Rūnanga o Ōtākou, Hokonui Rūnanga, Te Rūnanga o Waihōpai, Te Rūnanga o Awarua and Te Rūnanga o Ōraka-Aparima (Kāi Tahu). This seeks a number of amendments to the PDP to better provide for the cultural values, rights and interests of Kāi Tahu and better achieve the purpose of the Act. The submission from Kāi Tahu was generally supported by three further submissions. Mr Wyeth summarised the amendments sought by Kāi Tahu and agreed that the PDP needs to recognise Kāi Tahu's cultural values and interests. He noted that Chapter 5 specifically relates to Kāi Tahu's values and interests and the strategic directives in

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<sup>14</sup> Submission 2133

<sup>15</sup> Submission 2140

<sup>16</sup> J Wyeth, Section 42A Report, paragraph 20.34

<sup>17</sup> J Wyeth, Section 42A Report, paragraph 20.35

<sup>18</sup> Submission 2382

<sup>19</sup> Report 16.16

<sup>20</sup> Submission 2387

<sup>21</sup> Report 18.7

<sup>22</sup> Submission 2497

<sup>23</sup> J Wyeth, Section 42A Report, paragraphs 6.8-6.9

<sup>24</sup> J Wyeth, Section 42A Report, paragraphs 6.16-6.22

that chapter need to be given effect to throughout the PDP chapters, including Chapter 25. Although Mr Wyeth considered that Chapter 25 already includes a number of relevant provisions, he agreed that improvements could be made. He recommended improved linkages between Chapters 5 and 25, and greater consistency and specificity in the way sites of significance to Kāi Tahu are referred to. We did not hear evidence on behalf of Kāi Tahu at the hearing. We accept Mr Wyeth's amendments to the Purpose of Chapter 25, Policy 25.2.1.2, and Rule 25.4.5. We recommend the submission from Kāi Tahu is accepted in part.

16. A group of submitters<sup>25</sup> made general submissions seeking that SASZs be exempt from all earthworks rules in Chapter 25, particularly where the ski areas are located on conservation or public lands; or where there is overlap with controls from ORC<sup>26</sup>. We address these submissions below in relation to duplication with controls over earthworks by ORC and/or DoC, as well as later in this Report where we consider each of the Chapter 25 provisions.

### **1.5 Duplication with Controls over Earthworks by ORC, DoC or other Chapters of the PDP**

17. As stated above, a group of submitters with interests in the District's ski areas made submissions seeking that SASZs be exempt from the earthworks rules in Chapter 25, on the grounds that earthworks are already adequately controlled by the Department of Conservation (DoC) where the ski areas are on conservation land; by ORC through the Otago Regional Plan: Water (the Water Plan); or through other chapters of the PDP, such as Chapter 33. Before we consider submissions on the detailed provisions of Chapter 25 (including within SASZs), we will generally consider whether it is appropriate for earthworks to be managed through Chapter 25 of the PDP, rather than the alternatives of management by ORC, DoC or through other chapters of the PDP.
18. We received legal submissions on this matter from Maree Baker-Galloway on behalf of the group of submitters<sup>27</sup> (other than for NZSki Limited (NZSki) and Skyline Enterprises Limited (Skyline)). She submitted that it was generally less efficient, and unnecessary, to duplicate regulation in the District Plan where that is otherwise adequately managed through Regional Plans. In addition, it was her submission that other regulation over earthworks, as a result of the underlying nature or tenure of a landholding (such as licences or leases with Land Information New Zealand, or concessions from DoC), mean that earthworks in such areas should not be subject to additional, unnecessary regulation, unless there is evidence of the need to control specific effects. Ms Baker-Galloway referred us to section 75 of the Act, requiring the district plan to give effect to an RPS, and not be inconsistent with a regional plan, indicating that this would be ensured by avoiding duplication of controls.
19. Mr Wakefield also addressed us on these matters in his opening and reply representations / legal submissions for the Council<sup>28</sup>.
20. Firstly, in relation to overlap with ORC functions, he stated the Council recognised the management of the effects on water quality (i.e. sedimentation) is a function that primarily rests with regional councils under section 30 of the Act. However, he submitted that the management of earthworks, and effects associated with earthworks (i.e. arising from land use activities), are a function of both the Council and ORC, engaging directly with the Council's

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<sup>25</sup> Submissions 2454, 2493, 2466, 2494, 2581, 2492, 2373, 2384 and 2376

<sup>26</sup> Notified Chapter 25 included an exemption from all except Rules 25.5.12 to 25.5.14, 25.5.20 and 25.5.21

<sup>27</sup> Maree Baker-Galloway, Legal submissions for the Treble Cone Group and for the Real Journeys Group

<sup>28</sup> M Wakefield, Opening Representations / Legal Submissions for the Council, paragraphs 7.2-7.15; and Reply Representations / Legal Submissions for the Council, paragraphs 5.7-5.11

functions under section 31 of the Act. He stated that, while there may be overlaps between their respective functions, in certain cases duplication is an appropriate outcome to ensure proper regulation of activities.

21. Mr Wakefield's opening and reply submissions referred us to two decisions of the Environment Court<sup>29</sup> which identified the potential for such an overlap. He submitted the *Telecom* case recognised that there might be overlapping jurisdiction between regional and district councils provided each is acting within its respective functions under the Act; and this position was supported by the *Wanaka Landfills* case. He submitted the latter decision disagreed that "*there is nothing in the Act that suggests the potential for overlap of the control of activities in a river bed in the manner contemplated by QLDC*" and refused to make a declaration that QLDC has "*no legal jurisdiction to consider and decide the effects of gravel extraction activities in the river bed*". It was his submission that the Council was not striving to create unnecessary duplication, but provide for district-wide regulation where a matter is not being adequately managed elsewhere.
22. Mr Wakefield also referred us to the Proposed RPS which he submitted requires the Council to manage the potential effects of erosion and sedimentation from land use activities through its district plan. He referred us to Policies 3.1.7 (Soil Values) and 3.1.8 (Soil Erosion), and Method 4.1.4 which states that city and district plans "*will set objectives, policies and methods to implement*" those policies "*by including provisions to manage the discharge of dust, and silt and sediment associated with earthworks and land use*". Mr Wakefield submitted that it is reasonable and appropriate for the Council to seek to manage the effects of earthworks, particularly given the significance the PDP places on protecting amenity values associated with the District's lakes and rivers.
23. Secondly, in relation to duplication with the concessions process under the Conservation Act 1987, Mr Wakefield referred us to a previous Report of a separate PDP Hearings Panel regarding the clearance of indigenous vegetation within SASZ<sup>30</sup>. It was Mr Wakefield's submission to us that the previous Panel found there was no evidence presented to it that gave it confidence any concession approval required from DoC would amount to a duplication of Resource Management Act processes. However, we think Mr Wakefield may have misunderstood what the Panel was saying in that report. The Panel stated that there was little to be gained from duplicating approval processes under the Conservation Act with consent requirements under the Resource Management Act. The Panel went on to state that it had no evidence that approvals under the Land Act or the Reserves Act would amount to duplication with resource consent processes<sup>31</sup>. In the case of earthworks, it was the Council's position that there is no evidence the DoC concession process will adequately assess the risks of sediment discharge from earthworks.
24. Evidence on the matter of duplication of functions was provided by Mr Sean Dent for NZSki and Skyline; Mr Ralph Henderson for the Treble Cone Group; and Mr Ben Farrell for the Real Journeys Group; and well as by Mr Wyeth for the Council.
25. It was Mr Dent's evidence<sup>32</sup> that earthworks and the subsequent discharge of sediment are adequately controlled by the ORC through the Water Plan; and often controlled by DoC

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<sup>29</sup> *Telecom New Zealand Limited v Environmental Protection for Children Trust* C36/2003; and *Wanaka Landfills Limited v Queenstown-Lakes District Council* [2010] NZEnvC 299

<sup>30</sup> Report 4A: Stream 2 Rural, dated 30 March 2018, paragraphs 1637-1648

<sup>31</sup> *ibid*, at paragraph 1645

<sup>32</sup> S Dent, EiC, paragraphs 48-65

through lease terms or concession requirements. He accepted the Council has relevant functions in terms of section 31 of the Act but, in his opinion, the processing of resource consents for earthworks by the Council would represent an expensive duplication of the concessions and approvals issued by DoC (and the ORC where consent is triggered under the Water Plan). Mr Dent referred us to the protocol developed between NZSki and DoC for the rehabilitation of natural alpine environments following ski area development. He also provided us with an example of a concession issued by DoC for works within ski areas. He informed us about a development proposal involving major earthworks within a ski area, that he was involved with, which he considered required unnecessary duplication of assessment and approvals from DoC, ORC and the Council. Mr Dent also referred us to the previous Panel's Report on Chapter 33, which accepted that, in the case of approvals for indigenous vegetation clearance granted by DoC on Public Conservation Land, exemptions from Council consenting requirements for the same activity may be appropriate.

26. Mr Henderson<sup>33</sup> agreed that the Council is able to regulate the effects of earthworks through the PDP, but he did not consider it is likely to be more effective than the existing regulation through the Water Plan, and the duplication will be less efficient. He did not, however, provide any evidence to support this opinion. In answer to the Panel's questions, he agreed that the standards in the PDP provide a more focussed and specific direction for managing earthworks than relying on the ORC Water Plan discharge rules. Mr Henderson also pointed us to the clearance of indigenous vegetation rules in Chapter 33 of the PDP. It was his opinion that any earthworks clearance in a SASZ would also require resource consent for indigenous vegetation clearance, and further regulation through the proposed earthworks rules would result in an inefficient duplication of process.
27. Mr Farrell<sup>34</sup> acknowledged that regional and district council are able to duplicate / overlap provisions and responsibilities, provided there is no conflict between them.
28. We also note the evidence we received from Mr Nigel Paragreen, from Otago Fish and Game Council (Fish and Game)<sup>35</sup>. Fish and Game had supported the Council's stricter approach to earthworks management through Chapter 25. We will refer further to Mr Paragreen's evidence later in this Report. Here we pay particular attention to his recent examples of adverse effects from sediment discharges into waterways in the District<sup>36</sup>, regardless of the ORC Water Plan and/or its enforcement. He expressed a wariness at the Council leaving the management to "*someone else*". In his opinion, management of the effects of earthworks is a key function of the Council and that, given his recent experiences, now is not the time to reduce regulatory involvement.
29. Mr Wyeth<sup>37</sup> also acknowledged the overlap in functions under the Act between regional and district councils, but considered this was unavoidable in order to manage earthworks and associated adverse effects. He noted that sediment entrained in stormwater runoff from an earthworks site can lead to a range of adverse effects, including on roads, neighbouring properties, stormwater networks, ecosystems and downstream waterbodies. In his view, there was no 'hard and fast' demarcation of the adverse effects from earthworks and the associated management responsibilities. Mr Wyeth also pointed to the District's highly valued lakes and rivers, with typically very high amenity, as articulated in the Strategic Directions of

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<sup>33</sup> R Henderson, EiC, paragraphs 88-91

<sup>34</sup> B Farrell, EiC, paragraph 22

<sup>35</sup> Submission 2455

<sup>36</sup> N Paragreen, Evidence, paragraphs 3-4, and answers to questions from the Panel

<sup>37</sup> J Wyeth, Section 42A Report, Section 7

Chapter 3, and the resulting need for a comprehensive management approach from both the ORC and the Council.

30. It was Mr Wyeth's firm opinion<sup>38</sup> that Method 4.1.4 of the Proposed RPS (combined with Policies 3.1.7 & 3.1.8) places an obligation on territorial authorities to manage the effects of erosion and sedimentation from land use activities through district plans. In the absence of a dedicated regional earthworks or soil conservation plan, it was Mr Wyeth's opinion that the Proposed RPS indicates it is intended that sediment associated with land use is to be managed primarily by district plans. He considered that Chapter 25 implements Method 4.1.4.
31. In relation to the Water Plan, it was Mr Wyeth's evidence that it does not manage land use activities for soil conservation or water quality purposes, but instead manages the discharge of sediment from disturbed land. He considered this differs from the approach taken by other regional councils in New Zealand which manage large scale earthworks (often through land plans)<sup>39</sup>. He noted that the controls in the Water Plan focus on the point at which the sediment enters water, rather than the land disturbance activity itself, giving limited opportunity to proactively manage potential effects.
32. In relation to DoC approvals, in Mr Wyeth's opinion<sup>40</sup>, the Conservation Act 1987 and the Act have different purposes and require different considerations through their approval processes. He considered there would need to be clear grounds to exempt activities from the Act's requirements on the basis that environmental effects would be adequately addressed through the concession process. In terms of the recommendation of the previous Hearing Panel relating to indigenous vegetation clearance, he noted that Panel concluded that there was little to be gained from duplicating the two processes. However, he did not have confidence or certainty that the same situation would apply with earthworks approvals.
33. Following receipt of the ski area concession example from Mr Dent, Mr Wyeth reviewed<sup>41</sup> the DoC officer report and the concession (with its conditions). However, whilst it referred to sediment management, Mr Wyeth would have expected a more detailed set of conditions to manage erosion and sediment run-off from such large-scale earthworks. He did not consider Mr Dent's example provided sufficient evidence that adverse effects associated with earthworks would be appropriately managed through a DoC concession process. Mr Wyeth also pointed out that DoC supported the provisions in the notified PDP, with no evidence from DoC requesting that earthworks on public conservation land be exempt. He considered that, while there may be some duplication, this can be managed through the respective agencies working together to align their processes.
34. In relation to an overlap with the indigenous vegetation clearance rules in Chapter 33, Mr Wyeth<sup>42</sup> considered that Chapter 33 has quite a distinct and separate focus from Chapter 25. Chapter 33 focuses on the protection, maintenance and enhancement of indigenous biodiversity values; whereas Chapter 25 focusses on the adverse effects and benefits of earthworks. He stated that Chapter 33 only regulates earthworks within identified Significant Natural Areas; and the rules for indigenous vegetation clearance in alpine environments specifically do not manage the effects of earthworks. In Mr Wyeth's opinion, there would be

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<sup>38</sup> J Wyeth, Section 42A Report, paragraph 4.26-4.27

<sup>39</sup> Appendix 3 to the Section 32 Report reviewed approaches to managing earthworks in regional and district plans.

<sup>40</sup> J Wyeth, Rebuttal Evidence, paragraphs 5.2-5.8

<sup>41</sup> J Wyeth, Reply Evidence, paragraphs 6.1-6.6

<sup>42</sup> J Wyeth, Rebuttal Evidence, paragraphs 3.5-3.10

limited duplication in the matters to consider when preparing and assessing applications for consent under each Chapter.

35. In considering this issue, we start by accepting the position of the parties that, in principle, the provisions of Chapter 25 that seek to manage adverse effects associated with earthworks (as land use activities) fall within the Council's functions under section 31. We agree with the submissions of Mr Wakefield that management of earthworks, and effects associated with earthworks (arising from land use activities), are a function of both the Council and ORC. This may result in an overlap of functions between the regional and district councils, but there is no jurisdictional barrier to that, provided each is acting within its respective functions under the Act. We also accept the submissions from Mr Wakefield that it is reasonable and appropriate for the Council to seek to ensure that the effects of earthworks are adequately managed, in particular given the significance the PDP places on protecting the values associated with the District's lakes and rivers.
36. We have then addressed consistency with the higher order statutory documents, in this case the Proposed RPS. As described in Report 19.1, Ms Scott, for the Council, provided the Panel with a memorandum<sup>43</sup> advising the status of the Proposed RPS, and providing us with relevant Environment Court consent orders and draft consent order documentation relating to Chapter 3. We understand there are also two outstanding appeals awaiting decisions from the Court. Having reviewed that information, we are satisfied that Policy 3.1.8, which relates to minimising soil erosion, is subject to only a minor change in the consent memorandum on Chapter 3 (yet to be signed off by the Court). Method 4.1.4 does not appear to be subject to appeal, and there are no proposals to modify it in the consent memorandum. Although we note that the Regional Council did not make this method operative on 14 January 2019.
37. We are satisfied that Policy 3.1.8 is a relevant policy in the Proposed RPS to be implemented through Chapter 25. Policy 3.1.8 reads as follows (the underlined words are subject to the consent memorandum):

**Policy 3.1.8 Soil erosion**

*Minimise soil erosion resulting from activities, by undertaking all of the following:*

- a) Using appropriate erosion controls and soil conservation methods;*
- b) Maintaining vegetative cover on erosion prone land;*
- c) Remediating land where significant soil erosion has occurred;*
- d) Encouraging activities that enhance soil retention.*

As Policy 3.1.8 is now beyond further challenge, we consider we must have sufficient regard to it to ensure the PDP will give effect to it once the RPS is operative.

38. Method 4.1.4, which applies to this policy, clearly requires territorial authorities to “*set objectives, policies and methods to implement policies in the RPS as they relate to the ... District Council areas of responsibility.*”, and states that those objectives, policies and methods are to implement the following “*Policies 3.1.7, 3.1.8 and 5.4.1: by including provisions to manage the discharge of dust, silt and sediment associated with earthworks and land use.*” Given the plain reading of these provisions, we agree with the evidence of Mr Wyeth that Method 4.1.4, combined with Policy 3.1.8, places an obligation on the Council to include objectives, policies and methods in the district plan to minimise soil erosion, through managing the effects of dust,

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<sup>43</sup> Memorandum of Counsel for Queenstown Lakes District Council Advising Panel and Submitters of PORPS Status, 22 August 2018

silt and sediment associated with earthworks and land use. We consider that, not to do so, would not give effect to, or implement, the Proposed RPS.

39. The Panel accepts that the methods in the district plan, as required by Method 4.1.4, are not limited to rules. The RPS gives some discretion to the Council as to how it gives effect to the policy and what methods it considers most appropriate. However, any alternative methods would need to give effect to Policy 3.1.8 and Method 4.1.4 and ensure that soil erosion from land use activities is minimised.
40. We have taken into account the policies set out by Mr Wyeth<sup>44</sup> from the two relevant iwi management plans<sup>45</sup>. We agree with Mr Wyeth that these policies are relevant to district plans. They seek to maintain water in the best possible condition, and to discourage activities that increase the silt loading in waterways.
41. We referred above to the significance the PDP places on protecting the values associated with the District's lakes and rivers. Chapter 3 Strategic Directions includes numerous objectives and policies which seek to protect the District's natural environments, ecosystems, natural character and nature conservation values of waterways, outstanding natural landscapes and natural features, and Ngai Tāhu values<sup>46</sup>. In particular, Strategic Policies 3.3.19 and 3.3.26, which must be implemented throughout the PDP, read as follows:

*3.3.19 Manage subdivision and / or development that may have adverse effects on the natural character and nature conservation values of the District's lakes, rivers, wetlands and their beds and margins so that their life-supporting capacity and natural character is maintained or enhanced.*

*3.3.26 That subdivision and / or development be designed in accordance with best practice land use management so as to avoid or minimise adverse effects on the water quality of lakes, rivers and wetlands in the District.*

We consider these Strategic Policies, in combination with the other Strategic Objectives and Policies identified by Mr Wyeth, give a strong direction to Chapter 25 in terms of the Council's obligation to ensure that earthworks are undertaken in a way that minimises soil erosion, sediment generation and other adverse effects, including on water quality, landscape and natural character.

42. We have considered the alternative methods put forward by Mr Henderson, Mr Dent and Mr Farrell, for giving effect to the RPS and implementing the Strategic Directions of the PDP, and Mr Wyeth's responses to those methods. We considered the provisions of the Water Plan and have reviewed the concession documentation provided by Mr Dent. We accept the evidence of Mr Wyeth in relation to the alternative of reliance on the ORC and its Water Plan, or on DoC approvals under the Conservation Act for public conservation land.

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<sup>44</sup> J Wyeth, Section 42A Report, pages 12 & 13

<sup>45</sup> *The Cry of the People, Te Tangi a Tauira*: Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008; and *Kāi Tahu ki Otago* Natural Resource Management Plan 2005

<sup>46</sup> J Wyeth, Section 42A Report, pages 14 & 15, set out objectives and policies from Chapter 3 Strategic Directions which he considered particularly relevant to Chapter 25. We agree with the objectives and policies identified by Mr Wyeth and with his evidence that all other chapters in the PDP must align with, and help implement, the Strategic Directions.



43. We agree with Mr Wyeth that the Water Plan focusses on managing the discharge of sediment from disturbed land, at the point sediment enters a waterbody; but it does not directly manage the land disturbance activities themselves for soil conservation or water quality purposes. We consider this approach to be largely reactive and retrospective, in relation to unanticipated discharges to waterbodies from earthworks. It is limited in its ability to implement a proactive, anticipatory approach, to ensure that earthworks are managed in a way that such discharges, and their effects, are minimised. This appears to us to be the role of the district plan through land use controls, as required by Method 4.1.4. We do not consider the provisions of the Water Plan would be sufficient, or effective, to ensure that Policy 3.1.8 of the RPS is given effect to, or to implement the relevant Strategic directions of the PDP. We are satisfied that Chapter 25 (subject to our specific recommendations to follow), provides a more appropriate and effective method than reliance on the Water Plan for achieving these objectives. We do not consider that this results in duplication with ORC processes, but rather they complement one another.
44. We also agree with Mr Wyeth that the Conservation Act 1987 and the Act have different purposes and require different considerations through their approval processes. We do not have any confidence or certainty from the information provided to us that adverse effects associated with earthworks would be appropriately managed through a DoC concession process. While there may be some duplication, we consider this can be managed through the respective agencies working together to align their processes.
45. Finally, we agree with Mr Wyeth that the indigenous vegetation clearance provisions in Chapter 33 have a distinct and separate focus from Chapter 25. Chapter 33 focuses on the protection, maintenance and enhancement of indigenous biodiversity values; whereas Chapter 25 focusses on the adverse effects and benefits of earthworks. We do not consider that reliance on consents under Chapter 33 would be sufficient, or effective, to ensure that Policy 3.1.8 of the RPS is given effect to, or to implement the relevant Strategic directions of the PDP.
46. Having considered the alternative methods put before us, we are satisfied that Chapter 25 (subject to our specific recommendations to follow) provides the more appropriate and effective method for achieving these objectives. In terms of efficiency, we do not consider Chapter 25 results in unnecessary or undue duplication with ORC or DoC processes (or other requirements of the PDP), but rather they complement each other. We consider not including controls over earthworks in the PDP (and relying on these alternative processes) would be a significant risk in terms of adverse effects on water quality, landscape, natural character, biodiversity and amenity values (amongst other adverse effects).

## **1.6 Changes from Plan Change 49 to the ODP**

47. It was put to us, by the group of submitters with interests in the ski areas, that a change from the exemptions for ski area earthworks in Plan Change 49 (PC49) to the ODP is not only contrary to case law, it is not justified. Before we consider submissions on the detailed provisions of Chapter 25 (including within SASZs), we will generally consider whether or not the PDP can, or should, include earthworks provisions that are more stringent than those in PC49.
48. The legal submissions from Ms Baker-Galloway<sup>47</sup>, on behalf of the Treble Cone and Real Journeys Groups, submitted that subjecting earthworks within SASZs to greater regulation as

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<sup>47</sup> Legal submissions from Maree Baker-Galloway, for the Treble Cone Group, paragraphs 13-16. The legal submissions on behalf of the Real Journeys Group were the same

compared with the ODP (PC49) is contrary to case law which supports a less restrictive regime that meets the purpose of the Act and the objectives of a Plan<sup>48</sup>. In addition, she submitted that such an approach is not justified in the sense that it represents a fundamental change to the (recently) approved Operative earthworks chapter. Ms Baker-Galloway pointed out that the Operative earthworks chapter was only made operative on 30 June 2016. She questioned the need for /efficiency of completely reviewing that chapter again, particularly as she considered it was not clear from the Section 32 Reports what effects have changed such as to justify the need to change the regulation.

49. Ms Baker-Galloway provided us with quotes from the Commissioner's Report on PC49 which accepted that earthworks in SASZs should be exempt from the PC49 provisions, carrying over this exemption from the previous plan provisions. She submitted that the situation has not changed in the last 2 years, and that we would be justified in coming to the same conclusion as the PC49 Commissioner. Having reviewed the Commissioner's Report on PC49, we considered Ms Baker-Galloway was selective in the interpretation she provided to us. She did not disclose the circumstances that led the Commissioner to make the recommendation he did, in particular that all parties involved agreed to exempt the SASZs from the PC49 earthworks provisions and there was no evidence before the Commissioner to enable him to consider the costs and benefits / effectiveness and efficiency of this approach compared with alternative approaches. However, in answer to questions from the Panel, Ms Baker-Galloway accepted that there is no legal bar to this Panel reconsidering the provisions in PC49. She also agreed that the district-wide audit of current earthworks management, undertaken for the Council by 4Sight Consulting<sup>49</sup> as part of the Council's Section 32 evaluation of alternative approaches for the PDP, is a relevant matter for us to consider when evaluating the PC49 provisions.
50. In his Reply representations / legal submissions for the Council<sup>50</sup>, Mr Wakefield responded to the submissions from Ms Baker-Galloway on PC49. In its opening legal submissions for Stream 15, the Council had addressed a similar situation in relation to a recently approved plan change for signs (PC48). Mr Wakefield submitted that the same analysis applies in respect of PC49. The Council's opening submissions set out a number of factors that go to whether it is reasonable to have regard to, and place some weight on, a decision recently issued by the Court in relation to the same matter now being heard as part of a plan change hearing, including:
- the relatively recent consideration by the Court of very similar issues;
  - the level of scrutiny by the Court in relation to the provisions and alternatives; and
  - the Council's intention to effectively integrate the plan change approach into the structure and style of the plan.
51. It was Mr Wakefield's submission that there are several reasons why placing reliance on PC49 should be approached with caution, namely:
- Although PC49 was determined recently, it was determined by a Commissioner appointed by the Council and did not have Court scrutiny;
  - The Council has now notified and recommended a different planning approach for a range of matters across the PDP (both Stages 1 and 2), which it has justified in terms of Section 32 of the Act;

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<sup>48</sup> Refer to Report 19.1, Section 2.1

<sup>49</sup> 4Sight Consulting. Queenstown Lakes District Council Proposed District Plan: Assessment of Thresholds for Earthworks. September 2017

<sup>50</sup> Reply Representations / Legal Submissions for the Council, dated 15 October 2018

- The proposed earthworks provisions in Chapter 25 do not “reinvent the wheel” for the entire approach to regulating earthworks. Instead, as noted by Mr Wyeth, the proposed provisions build on and seek to improve the operative earthworks provisions, in order to give effect to the new higher order directions included in Stage 1.

The Panel also notes here that the new higher order direction in the Proposed RPS has also become beyond challenge since PC49 was considered.

52. Mr Wakefield’s legal submissions in reply were supported by reply evidence from Mr Wyeth<sup>51</sup>, who explained that the PDP has been developed in a different planning context to PC49. He considered it was timely for the Council to reconsider the earthworks provisions, including the exemption for SASZ in PC49, in the context of the Strategic Directions of the PDP. Mr Wyeth stated that the notified Chapter 25 provided considerable flexibility for ski areas, but he did not support a complete return to the approach in PC49.
53. We have considered the submissions from Ms Baker-Galloway and Mr Wakefield, and the evidence from Mr Wyeth. We agree that there is no legal bar to this Panel reconsidering the provisions in PC49. We accept the caution expressed by Mr Wakefield regarding relying heavily on the provisions of PC49, given it was decided by a Commissioner sitting alone, with little opposing evidence and, therefore, no need for the Commissioner to carefully weigh the evidence. We agree with Mr Wakefield that the evidence from Mr Wyeth and Mr Sunich set out the background research undertaken by the Council in preparing the notified Chapter 25, including a district-wide audit of earthworks management, and the Council’s Section 32 evaluations of alternative approaches. On this basis, we are satisfied that the PDP can include earthworks provisions that are more stringent than those in PC49. Whether or not any particular provision is more appropriate than the equivalent in PC49 will be the subject of our evaluation of the evidence in terms of the statutory tests and Section 32 of the Act, as set out in the balance of this Report.

## 2. SECTION 25.1 - PURPOSE

54. Other than from Mr Wyeth and Ms Kim Reilly from Federated Farmers of New Zealand Inc (Federated Farmers)<sup>52</sup> (whom we refer to below), we did not hear any specific evidence on the amendments sought by submitters to the Chapter 25 Purpose. Mr Wyeth’s evidence<sup>53</sup> addressed the specific amendments sought by some submitters<sup>54</sup>. Resulting from his consideration of submissions, he recommended amendments and additions to the Chapter Purpose through the updated version attached to his Reply evidence (the Reply Version). He also included amendments resulting from his consideration of the Kāi Tahu submission that we have discussed earlier in this Report. We accept Mr Wyeth’s evidence on these matters. We recommend his changes to the Chapter Purpose in the Reply Version be accepted, and the submissions accepted accordingly.
55. Ms Reilly lodged a statement of evidence in support of Federated Farmers’ submission, although she was unable to attend the hearing to present this to us. Having read Mr Wyeth’s evidence, Ms Reilly<sup>55</sup> supported the recommended addition from Mr Wyeth relating to smaller scale earthworks in rural areas. Federated Farmers’ submission had also requested that reference to waterbodies be deleted from the Chapter Purpose. Ms Reilly’s evidence

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<sup>51</sup> J Wyeth, Reply Evidence, section 14

<sup>52</sup> Submission 2540

<sup>53</sup> J Wyeth, EiC, paragraphs 20.21-20.29

<sup>54</sup> Submissions 2442, 2540 and 2457

<sup>55</sup> K Reilly, EiC

expressed concern at the Purpose referring to the impacts of earthworks on water quality. In her opinion, the ORC (through its Water Plan) sets out the water quality responsibilities of rural resource users, and she considered matters relating to water quality would be better addressed through the Water Plan alone. We have already discussed the inter-related roles of the ORC and the Council in managing the effects of earthworks activities. We have found this is a shared function and that Chapter 25 provides a more appropriate and effective method than reliance on the ORC's Water Plan alone for achieving the PDP's objectives. We do not consider this results in duplication with ORC processes, but rather they are complementary processes. We recommend that this aspect of the submission from Federated Farmers be rejected.

### 3. SECTION 25.2 - OBJECTIVES AND POLICIES

#### 3.1 Introduction

56. The notified Chapter 25 included 2 objectives and twelve policies. Objective 25.2.1 and its five policies related to management of adverse effects from earthworks on the environment, landscape and amenity values. Objective 25.2.2 related to both recognising the benefits from earthworks for social, cultural and economic wellbeing of people and communities; as well as ensuring that people and communities are protected from adverse effects such as land stability and nuisance effects. Several of its seven policies referred to the latter aspect.

57. Mr Wyeth's evidence considered the amendments sought by submitters. He recommended<sup>56</sup> amendments to, and reconfiguring of, the notified objectives and policies through the updated versions of Chapter 25 attached to his evidence. We have considered his evidence, as well as the submissions themselves, and the evidence from submitters presented to us at the hearing. We have used the version attached to Mr Wyeth's Reply evidence as the basis for our consideration of the relevant submissions (the Reply Version).

#### 3.2 Objectives - General

58. The notified Objectives 25.2.1 and 25.2.2 read as follows:

25.2.1 *Objective – Earthworks are undertaken in a manner that minimises adverse effects on the environment, and maintains landscape and visual amenity values.*

25.2.2 *Objective – The social, cultural and economic well being of people and communities benefit from earthworks while being protected from adverse effects.*

59. Mr Wyeth considered there would be benefits in terms of plan clarity from moving the direction in Objective 25.2.2, and its associated policies, relating to "*protection of people and communities (and infrastructure)*" to Objective 25.2.1. He considered this would assist with plan interpretation and implementation without changing the underlying intent and effect of the notified objectives and policies. Objective 25.2.2 and its remaining Policy 25.2.2.1, would then be clearly focussed on recognising the benefits of earthworks, addressing relief sought by several submitters<sup>57</sup>. In the Reply Version, Objectives 25.2.1 and 25.2.2 read as follows:

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<sup>56</sup> J Wyeth, Section 42A Report, paragraphs 10.5-10.9

<sup>57</sup> For example, the Real Journeys Group, the Treble Cone Group, and Submissions 2388, 2575, 2468 and 2462

25.2.1 *Objective – Earthworks are undertaken in a manner that minimises adverse effects on the environment, protects people and communities, and maintains landscape and visual amenity values.*

With eleven supporting policies, including relocated notified Policies 25.2.2.2 – 25.2.2.7.

25.2.2 *Objective – The social, cultural and economic well being of people and communities benefit from earthworks.*

With one remaining supporting Policy 25.2.2.1.

60. We accept Mr Wyeth’s evidence on this reconfiguration. Subject to the specific wording amendments we discuss below, we recommend the reconfiguration of the objectives and policies included in the Reply Version of Chapter 25 be accepted and the submissions accepted accordingly.
61. Fish and Game<sup>58</sup> supported Objectives 25.2.1 and 25.2.2 and all supporting policies, requesting they be retained, on the basis that they provide an appropriate framework to protect environmental values, maintain landscape and visual amenity values, while also allowing people and communities to benefit from earthworks. We received evidence from Mr Paragreen on behalf of Fish and Game<sup>59</sup>. We have previously referred to Mr Paragreen’s evidence regarding recent examples of adverse effects from sediment discharges into waterways in the District from land development earthworks. It was his opinion that, at the moment, adverse effects on waterways from sediment discharge in Wanaka are not being “minimised” and are greater than they have ever been. He supported a strong approach to minimising adverse effects being taken through Chapter 25.
62. Support for both objectives and their policies also came from Queenstown Airport Corporation (QAC)<sup>60</sup> and Heritage New Zealand (HNZ)<sup>61</sup>. Mr John Kyle, on behalf of QAC, stated in his evidence<sup>62</sup> that he generally supported the amendments suggested by Mr Wyeth and considered they would appropriately address the adverse effects of earthworks. Ms Denise Anderson gave evidence on behalf of HNZ. She expressed<sup>63</sup> general support for the revised chapter attached to Mr Wyeth’s evidence. Her one outstanding matter did not relate to the objectives and policies. In her evidence for Federated Farmers, Ms Reilly also supported<sup>64</sup> Mr Wyeth’s recommended amendments to Objectives 25.2.1 and 25.2.2.
63. The Oil Companies<sup>65</sup>, Paterson Pitts<sup>66</sup> and Federated Famers<sup>67</sup> supported Objective 25.2.1 and requested it be retained. They considered it was appropriate for the objective to focus on minimising adverse effects of earthworks, rather than avoiding adverse effects, as this is not

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<sup>58</sup> Submission 2495

<sup>59</sup> N Paragreen, Evidence, paragraphs 3-5

<sup>60</sup> Submission 2618

<sup>61</sup> Submission 2446

<sup>62</sup> J Kyle, EIC, paragraph 8.3.1

<sup>63</sup> D Anderson, EIC, paragraph 5.2

<sup>64</sup> K Reilly, EIC, paragraphs 14 & 27

<sup>65</sup> Submission 2484 lodged jointly by Z Energy Limited, BP Oil New Zealand Limited and Mobil Oil New Zealand Limited. The statement from Mr John McCall on behalf of the Oil Companies supported the recommendations of Mr Wyeth in relation to the objectives and policies.

<sup>66</sup> Submission 2457

<sup>67</sup> Submission 2540

possible in all instances. The New Zealand Transport Agency (NZTA)<sup>68</sup> supported Objective 25.2.2 and its policies (some of which Mr Wyeth transferred to Objective 25.2.1). Mr Anthony MacColl gave evidence for NZTA. He supported<sup>69</sup> Mr Wyeth’s recommendations including his amendments.

64. On the basis that we generally recommend the objectives and policies contained in the Reply Version of Chapter 25 are accepted (subject to our specific considerations below), we recommend these submissions in support of the objectives and policies be accepted.

### 3.3 Objective 25.2.1

65. Remarkables Park Limited (RPL)<sup>70</sup> and Queenstown Park Limited (QPL)<sup>71</sup> opposed the use of “*minimise*” in Objective 25.2.1 and requested that it be replaced with “*avoid, remedy and mitigate*”. We have noted above the support for “*minimise*” from other submitters.
66. Legal submissions on behalf of RPL and QPL were presented by Ms Rachel Ward. It was her submission<sup>72</sup> that the requirement to “*minimise*” adverse effects creates uncertainty for plan users, in that it requires a reduction of an adverse effects to an indeterminable level. Even a minor effect may be able to be minimised further. Council officers could challenge whether or not an effect is sufficiently minimised. She submitted that this provides a “quasi-avoidance” regime. Ms Ward supported the concept of “*management*” as being more appropriate, as it lies at the heart of the Act and involves weighing often conflicting considerations to determine, overall, an appropriate outcome in the circumstances.
67. Mr Timothy Williams gave evidence on behalf of RPL and QPL<sup>73</sup>. In his opinion, the use of the words “*minimise*” and “*protect*” in Mr Wyeth’s amended objective set too high a test, whereas “*management*” with “*remediation or mitigation*” would better reflect a practical and workable approach to earthworks. He acknowledged that “*minimise*” might be the most appropriate approach at a particular policy level, but not across the board at an objective level. He preferred the objective to refer to – “*manage effects on the environment ...*”.
68. Mr Wyeth responded to the legal submissions and the evidence of Mr Williams in both his Rebuttal and Reply evidence, in relation to both Objective 25.2.1 and Policy 25.2.1.2 (which we discuss later in this Report). Mr Wyeth disagreed<sup>74</sup> with Mr Williams that the word “*minimise*” precludes mitigation and remediation as management options for earthworks, as a range of actions to avoid, mitigate or remediate may be involved, so that the residual adverse effects are the smallest extent practical<sup>75</sup>. It was Mr Wyeth’s opinion<sup>76</sup> that the word “*manages*” does not provide sufficient clear direction as to how adverse effects of earthworks are intended to be managed. In his Reply evidence<sup>77</sup>, Mr Wyeth noted that “*minimise*” is used in the Strategic Directions Chapters of the PDP, is supported by other submitters, and is used

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<sup>68</sup> Submission 2538

<sup>69</sup> A MacColl. EIC, paragraphs 5.2-5.3

<sup>70</sup> Submission 2468

<sup>71</sup> Submission 2462

<sup>72</sup> Legal submissions from Rachel Ward, paragraphs 4.1-4.4

<sup>73</sup> T Williams, EIC, paragraphs 5.1-5.6

<sup>74</sup> J Wyeth, Rebuttal Evidence, paragraph 6.3

<sup>75</sup> J Wyeth, Section 42A Report, paragraph 9.10, where he provides the plain meaning of “*minimise*” being to reduce (something) to the smallest possible amount or degree.

<sup>76</sup> J Wyeth, Rebuttal Evidence, paragraphs 6.4 & 6.7

<sup>77</sup> J Wyeth, Reply Evidence, section 15

in other national regional and district planning documents without (in his experience) creating the issues in practice suggested by Ms Ward and Mr Williams.

69. We have considered the evidence of Mr Williams and Mr Wyeth, and the legal submissions from Ms Ward, as to the use of the words “*minimise*” or “*manage*” in Objective 25.2.1. We agree with the evidence of Mr Wyeth that it is the role of an objective to express a clear direction or outcome, as to how adverse effects of earthworks are to be managed. We consider the use of the word “*manage*” does not provide this direction. It does not give any indication as to the purpose, outcome, extent or nature of the “*management*” required. We do not consider this is good practice wording for a plan objective.
70. In addition, we have considered the relevant Strategic Direction in Chapter 3. The relevant objectives and policies provide direction such as “avoid or minimise adverse effects on water quality”; “maintain/sustain/preserve or enhance life-supporting capacity and natural character (of waterbodies); “maintain or enhance water quality”; “protect Kāi Tahu values”<sup>78</sup>. We consider these give a strong direction to Chapter 25 in relation to sediment generation and other adverse effects, including on water quality, landscape, natural character and Ngāi Tahu values. In order to implement the higher order strategic direction, we agree with Mr Wyeth that the objectives in Chapter 25 need to take this direction further by providing clarity as to the outcomes to be achieved. We do not consider that using the word “manage” in Objective 25.2.1 would achieve this direction, nor give sufficient certainty that the strategic direction in Chapter 3 would be achieved. We consider the wording recommended by Mr Wyeth to be more appropriate and more effective in achieving the higher order strategic objectives and policies of Chapter 3. We recommend it be accepted and the submissions from RPL and QPL be rejected.
71. Submissions from DoC<sup>79</sup> and the Real Journeys Group also sought wording amendments to Objective 25.2.1, however, we received no evidence from them on this matter. Accordingly, we accept Mr Wyeth’s recommended wording for this objective in the Reply Version of Chapter 25, and recommend these submissions be rejected.

### **3.4 Policies 25.2.1.1, 25.2.1.3, 25.2.1.4 & 25.2.1.5**

72. Submissions were received on these policies from a range of parties. However, apart from Mr Wyeth, we heard little evidence relating to them.
73. In her evidence for Federated Farmers, Ms Reilly supported<sup>80</sup> Policy 25.2.1.1. She supported its practical focus on minimising effects of earthworks, rather than avoidance, which she stated is not always achievable.
74. Ms Reilly also commented on Policy 25.2.1.3, which Federated Farmers sought to be deleted. She considered the wording of this policy – “*avoid, where practicable, or remedy or mitigate adverse visual effects of earthworks on visually prominent slopes, natural landforms and ridgelines*”, would entrap standard farming activities such as the maintenance or formation of farm tracks. She considered it would also require landowners to identify all “*visually prominent slopes, natural landforms and ridgelines*”. As Ms Reilly was unable to attend the hearing, we were unable to question her further on this policy. Mr Wyeth responded to Ms Reilly in his Rebuttal evidence<sup>81</sup>. He noted that the policy only becomes a relevant

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<sup>78</sup> Strategic Objectives 3.2.4.1, 3.2.4.3, 3.2.4.4, 3.2.5.1 & 3.2.7.1 and Strategic Policies 3.3.21 & 3.3.26

<sup>79</sup> Submission 2242

<sup>80</sup> K Reilly, EiC, paragraph 12-14

<sup>81</sup> J Wyeth, Rebuttal Evidence, paragraphs 7.1-7,3

consideration when one of the earthworks standards is exceeded (for example: 1000m<sup>3</sup> volume threshold in the Rural Zone) and a consent is required. We also note that the maintenance of existing tracks is specifically excluded from the application of the Chapter 25 by Rule 25.3.4.5g. It was Mr Wyeth's opinion that the assessment of effects required for a consent application would enable consideration of this policy without undue mapping or cost implications, or constraints on existing farming activities. We accept the evidence of Mr Wyeth. We agree this policy would not be relevant for farming activities that are exempt from consent requirements, such as maintenance of existing tracks, and earthworks less than 1000m<sup>3</sup> in volume. We are not persuaded by Ms Reilly's evidence that it would result in unnecessary costs and consenting requirements for standard farming activities. We recommend that Federated Farmers' submission on Policy 25.2.1.3 be rejected.

75. Millbrook Country Club (Millbrook)<sup>82</sup> requested that Policy 25.2.1.5 be amended to provide clarity and not repeat assessment matters. In his evidence for Millbrook, Mr John Edmonds stated<sup>83</sup> his view that the policy is unnecessary and provides no beneficial assistance or direction. Mr Wyeth agreed<sup>84</sup> in part that the policy is covered by the Assessment Matters in 25.8 or the other policies. However, he considered the policy still provides useful direction on the need to recognise both the constraints and opportunities of the site and surrounding environment when designing earthworks. We were not persuaded by Mr Edmonds' limited evidence on this policy and accept the evidence of Mr Wyeth that, although its usefulness is limited, it still provides helpful direction when considering resource consents for large-scale earthworks. We recommend this submission from Millbrook be rejected.

### 3.5 Policy 25.2.1.2

76. Policy 25.2.1.2 addresses management of the effects of earthworks on the valued resources of the District. From the Reply Version, it reads as follows:

*25.2.1.2 Manage the adverse effects of earthworks to avoid inappropriate adverse effects and minimise other adverse effects to:*

- a. Protect the values of Outstanding Natural Features and Landscapes;*
- b. Maintain the amenity values of Rural Landscapes;*
- c. Protect the values of Significant Natural Areas and the margins of lakes, rivers and wetlands;*
- d. Minimise the exposure of aquifers, in particular the Wakatipu Basin, Hāwea Basin, Wanaka Basin and Cardrona alluvial ribbon aquifers;*

**Advice note:** *These aquifers are identified in the Otago Regional Plan: Water for Otago 2004.*

- e. Protect Māori cultural values, including wāhi tapu and wāhi tūpuna and other sites of significance to Māori;*
- f. Protect the values of heritage sites, precincts and landscape overlays from inappropriate subdivision, use and development; and*
- g. Maintain public access to and along lakes and rivers.*

77. DoC<sup>85</sup> supported the policy and requested that it be retained as it would protect outstanding natural features and landscapes from adverse effects.

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<sup>82</sup> Submission 2295

<sup>83</sup> J Edmonds, EiC, paragraph 14

<sup>84</sup> J Wyeth, Section 42A Report, paragraphs 9.34-9.35

<sup>85</sup> Submission 2242



78. The Real Journeys Group requested that the notified policy be amended to ensure the matters are identified as “values” rather than “resources”, better reflecting the range of matters included in the policy. A number of submitters<sup>86</sup> requested that Policy 25.2.1.2 be amended to replace “protect” with “minimise” as they considered “protect” was overly restrictive. Similarly, Federated Farmers requested that “protect” be replaced with “maintain or enhance”. Paterson Pitts requested that clause b. of the notified policy be amended by deleting the reference to other identified amenity landscapes, as it was unclear what landscapes were being referred to.
79. Having considered this group of submissions, Mr Wyeth agreed that the notified Policy 25.2.1.2 could be refined to better reflect the direction in Objective 25.2.1 and better align with sections 6 and 7 of the Act. He agreed with the suggestion from the Real Journeys Group to refer to the values of the resources, rather than the features themselves. He agreed with Paterson Pitts and amended the wording of clause b. to refer to Rural Landscapes which are mapped<sup>87</sup>. In addition, Mr Wyeth recommended rewording the introductory lines of the policy to focus on managing adverse effects from earthworks, rather than protecting the identified valued resources themselves; and refining the first words of each clause to better align with the Act. Mr Wyeth’s recommended amendments are included in the Reply Version set out above.
80. With the changes recommended by Mr Wyeth, Mr Henderson for the Treble Cone Group<sup>88</sup> and Ms Reilly for Federated Farmers<sup>89</sup> supported the amended wording of Policy 25.2.1.2.
81. As with his evidence on Objective 25.2.1, Mr Williams for RPL and QPL<sup>90</sup> supported restricting the wording of Policy 25. 2.1.2 to “*Manage the adverse effects of earthworks ..*” (followed by the series of clauses) and removing the words referring to avoidance or minimising adverse effects. Mr Williams noted that the introductory wording of Policy 25.2.1.2 is followed by a number of sub-clauses dealing with specific identified valued resources, with varying degrees of management control for each. He considered the first part of the policy could be better worded to acknowledge the management of adverse effects, but then letting each of the sub-clauses address the particular degree of management. Mr Williams also pointed out that clause b. relating to amenity values of Rural Landscapes, and clause g. relating to public access, both included the words “maintain and enhance” in the notified policy. In his opinion, the use of “enhance” does not sit comfortably with a proposal for an earthworks activity, where typically it is the maintenance of amenity or public access that is to be achieved, and enhancement would be an unnecessary requirement. Mr Williams supported the deletion of the words “*and enhance*” from both of these clauses.
82. We have partly discussed Mr Wyeth’s evidence in response to Mr Williams above, as it related to Objective 25.2.1. In that discussion, we agreed that the use of the word “*manage*” would not provide a clear direction or outcome as to how adverse effects of earthworks are to be managed. We also found that “*manage*” would not achieve the strong direction contained in the Strategic Objectives and Policies, nor give sufficient certainty that the strategic direction

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<sup>86</sup> Including the Treble Cone Group and associated Submissions 2377, 2381 & 2382; Submissions 2468 and 2462)

<sup>87</sup> We note that these are now mapped as Rural Character Landscapes in PDP (Decisions Version)

<sup>88</sup> R Henderson, EiC, paragraph 66

<sup>89</sup> K Reilly, EiC, paragraph 19

<sup>90</sup> T Williams, EiC, paragraphs 5.4-5.6

in Chapter 3 would be achieved. In addition, in relation to Policy 25.2.1.2, Mr Wyeth stated<sup>91</sup> that the reference to “*inappropriate adverse effects*” (from the notified version of the policy) should be read in the context of the clauses that follow. In his view, these clauses provide added direction that inappropriate adverse effects are those effects that do not protect or maintain the values and areas referred to in those clauses, and that it is these adverse effects that should be avoided. Mr Wyeth considered this wording provides clearer direction than the wording recommended by Mr Williams. Mr Wyeth did, however, agree with Mr Williams about the reference to “*enhance*” in clauses b. and g., and recommended their deletion.

83. For the Real Journeys Group, Mr Farrell<sup>92</sup> generally supported Mr Wyeth’s recommended amendments to Policy 25.2.1.2, except he considered the word “help” should be added to the end of the introductory two lines, in order to prevent the policy being too onerous. Mr Wyeth did not agree<sup>93</sup> with Mr Farrell on this matter, stating that the inclusion of the qualifier “help” is unnecessary and would inappropriately ‘water down’ the policy. In his opinion, Policy 25.2.1.2 is intended to focus on protecting the values that contribute to the outstanding and significant nature of the District’s features, landscapes and areas. He considered the structure of the policy, with the phrase “*avoid inappropriate adverse effects and minimise other adverse effects*” in the introductory lines, makes it clear that absolute avoidance of adverse effects is not required to protect these values. However, on reflection, Mr Wyeth considered that the use of the word “*protect*” (as notified) in relation to heritage sites, precincts and landscape overlays may be overly restrictive, and he recommended a qualification be added to clause f.
84. The remaining disagreements are between Mr Wyeth, Mr Farrell and Mr Williams. Otherwise, all the planning evidence and associated legal submissions support the amended wording for Policy 25.2.1.2 recommended by Mr Wyeth in the Reply Version.
85. The Panel has considered the evidence of Mr Williams and Mr Wyeth regarding this introductory wording for Policy 25.2.1.2. As we have stated above, we do not agree that just referring to the “management” of adverse effects would be effective in achieving Objective 25.2.1 or the higher order strategic objectives and policies of Chapter 3. In saying that, we also acknowledge Mr Williams’ concern about interpreting the somewhat convoluted wording of Policy 25.2.1.2. We agree with Mr Wyeth that the reference to “*inappropriate adverse effects*” should be read in the context of the clauses that follow, meaning that inappropriate adverse effects are those effects that do not protect or maintain the values and areas, as referred to in the following clauses. It is our understanding that this is generally consistent with the way that similar wording has been interpreted in higher order planning documents, such as Policies 13 and 15 of the New Zealand Coastal Policy Statement. However, we consider the addition of the words “*in a way that*” at the end of the opening phrase of the policy would further clarify the connection between this opening phrase and the subsequent clauses, and allow it to be more readily interpreted in the way Mr Wyeth explained.
86. In relation to Mr Farrell’s final suggested amendment, we did not find his evidence sufficiently detailed or persuasive and we prefer the approach of Mr Wyeth. We agree with Mr Wyeth that the structure and detailed wording of the policy has now been considerably improved from the notified version, and it is clear from the wording of the policy that absolute avoidance of adverse effects is not required to protect the identified values.

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<sup>91</sup> J Wyeth, Rebuttal Evidence, paragraphs 6.6-6.9

<sup>92</sup> B Farrell, EiC, paragraphs 19-20

<sup>93</sup> J Wyeth, Rebuttal Evidence, paragraphs 4.1-4.3

87. As a result, we recommend that Mr Wyeth’s recommended Policy 25.2.1.2 in the Reply Version is accepted, subject to minor rewording, and that the associated submissions are accepted, other than those from the Real Journeys Group, RPL and QPL which are accepted in part.

### **3.6 Objective 25.2.2**

88. We have previously discussed most of the submissions on Objective 25.2.2, when we considered the reconfiguration of this objective and its associated policies, with Objective 25.2.1. We have recommended the reconfiguration of the objectives and policies included in the Reply Version be accepted and the submissions accepted accordingly. There are two remaining submissions on Objective 25.2.2 for us to consider.

89. Federated Farmers<sup>94</sup> supported Objective 25.2.2 in part, but requested the wording be amended to provide for “appropriate management” rather than “protection” from adverse effects. This aspect of the notified objective referred to “*the wellbeing of people and communities*” being “*protected from adverse effects*”. Mr Wyeth’s reconfiguration of this Objective resulted in this part being transferred to Objective 25.2.1, with the relevant wording being slightly reconfigured to read – “*Earthworks are undertaken in a manner that ... protects people and communities, ...*”. With the amendments from Mr Wyeth, Ms Reilly’s evidence supported<sup>95</sup> the Reply Version of Objective 25.2.2.

90. Ian Dee<sup>96</sup> requested Objective 25.2.2 be strengthened to reduce the destruction of soil during earthworks. Mr Dee was concerned at the destruction of soil structure and physical properties that have taken thousands of years to form. He did not present evidence to us. Mr Wyeth addressed this submission but did not consider any amendments were needed as a result. We accept Mr Wyeth’s evidence on this, and recommend this submission be rejected. We recommend that Objective 25.2.2 included in the Reply Version be accepted.

### **3.7 Policy 25.2.2.1**

91. Following Mr Wyeth’s recommended configuration, this would be the only policy remaining under Objective 25.2.2, focussing on enabling earthworks that are necessary to provide for the wellbeing of people and communities. In the Reply Version, Policy 25.2.2.1 read as follows:

- 25.2.2.1 Enable earthworks that are necessary to provide for people and communities wellbeing, having particular regard to the importance of:*
- a. Nationally and Regionally Significant Infrastructure;*
  - b. tourism infrastructure and activities, including the continued operation, and provision for future sensitive development of recreation and tourism activities within the Ski Area Sub Zones and the vehicle testing facility within the Waiorau Ski Area Sub Zone;*
  - c. minimising the risk of natural hazards;*
  - d. enhancing the operational efficiency of farming including maintenance and improvement of track access and fencing; and*
  - e. the use and enjoyment of land for recreation, including public walkways and trails.*

92. Several submissions<sup>97</sup>, particularly those from the infrastructure companies, supported Policy 25.2.2.1 and asked that it be retained.

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<sup>94</sup> Submission 2540

<sup>95</sup> K Reilly, EiC, paragraph 27

<sup>96</sup> Submission 2327

<sup>97</sup> For example Submissions 2242, 2194, 2195, 2478, 2538, 2442 and 2540)

93. A large number of submissions<sup>98</sup> requested that Policy 25.2.2.1 be amended to remove the notified reference to being “*Subject to Objective 25.2.1*”. In the notified version of this policy, Policy 25.2.2.1 was stated as being subject to Objective 25.2.1, such that the enabling of earthworks necessary to provide for the wellbeing of people and communities was subject to the direction in Objective 25.2.1 regarding the management of adverse effects from earthworks. Mr Wyeth agreed<sup>99</sup> with these submitters that the words “*subject to Objective 25.2.1*” should be removed from Policy 25.2.2.1. He stated that his understanding of the intent of the PDP, and from his experience in interpreting objectives and policies, is that all the relevant objectives and policies are to be read together, with appropriate weighting give to each depending on the subject matter and the level of direction given. In conjunction with his recommendations for reconfiguring the two objectives and their policies, Mr Wyeth considered that removing these words from Policy 25.2.2.1 would help ensure there is an appropriate balance between the policies under the two objectives. We accept the evidence on this matter from Mr Wyeth, with support from the evidence of Ms Reilly<sup>100</sup>, Mr Henderson<sup>101</sup> and Mr Farrell<sup>102</sup>. We agree with Mr Wyeth’s understanding as to how the objectives and policies should be interpreted. We recommend that the words “*Subject to Objective 25.2.1*” be removed from the notified Policy 25.2.2.1, and that these submissions be accepted.

94. Millbrook sought further recognition of tourism infrastructure in Policy 25.2.2.1b., in particular that golf tourism be referred to. Mr Wyeth did not recommend any amendments as a result of this submission, and in his evidence, Mr Edmonds<sup>103</sup> accepted Mr Wyeth’s recommended policy wording. We, therefore, recommend that this submission from Millbrook be rejected.

95. As a result, we recommend that the Reply Version of Policy 25.2.2.1 be accepted.

### **3.8 Policies 25.2.2.2 - 25.2.2.3 (renumbered in the Reply Version as Policies 25.2.1.6 - 25.2.1.11**

96. Other than on the matter of relocating these policies under Objective 25.2.1, we received very little evidence regarding them. Transpower New Zealand Limited supported Policy 25.2.2.2; Paterson Pitts supported Policy 25.2.2.3; and Federated Farmers supported Policy 25.2.2.7. We accept the evidence from Mr Wyeth on these policies<sup>104</sup> and recommend they be retained in Chapter 25, but relocated to sit under Objective 25.2.1, as we have discussed earlier. We recommend these submissions in support be accepted.

### **3.9 Additional Objective and Policies focussed on Enabling Earthworks in SASZ**

97. NZSki submitted that, in contrast to the ODP, notified Chapter 25 did not contain specific objectives and policies for the SASZs that support the notified exemptions from some of the rules for earthworks in those areas. The submission from NZSki provided recommended wording for a new objective and two supporting policies. Mr Wyeth<sup>105</sup> did not consider it was necessary or appropriate to include a specific set of objective and policies for earthworks in the SASZs. In his opinion, the Chapter 25 objectives and policies apply across the District and

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<sup>98</sup> For example: the Real Journeys Group; the Treble Cone Group and associated Submissions 2377, 2381 & 2382; and Submissions 2388, 2575, 2468, 2462 and 2295

<sup>99</sup> J Wyeth, Section 42A Report, paragraphs 10.16-10.17

<sup>100</sup> K Reilly, EiC, paragraph 29

<sup>101</sup> R Henderson, EiC, paragraph 66

<sup>102</sup> B Farrell, EiC, paragraph 18

<sup>103</sup> J Edmonds, EiC, paragraph 15

<sup>104</sup> J Wyeth, Section 42A Report, paragraphs 10.20-10.25

<sup>105</sup> J Wyeth, Section 42A Report, paragraphs 8.6 & 8.27

are focussed on managing adverse effects of earthworks regardless of the zone, which also provided for the benefits of earthworks. He recommended the submission from NZSki be rejected. We also note that Policy 25.2.2.1 includes specific recognition of the importance of *“tourism infrastructure and activities, including the continued operation, and provision for future sensitive development of recreation and tourism activities in Ski Area Sub Zones.* We consider this to be sufficient recognition of the importance of SASZs and the earthworks required for their continued operation and future development. Mr Dent gave evidence for NZSki. Having considered Mr Wyeth’s opinion on this matter, Mr Dent agreed that the objectives and policies apply across the District and it is not necessary to add further provision to specifically identify the SASZs. We, therefore, recommend this submission be rejected.

#### 4. SECTION 25.3 - OTHER PROVISIONS AND RULES

##### 4.1 Overview

98. Section 25.3 includes a variety of general provisions and rules that apply within Chapter 25, including:

- Cross-references to other Chapters of the PDP where earthworks are also addressed, with explanation as to how they relate to each other;
- Advice notes regarding ORC provisions;
- Other Advice notes drawing attention to other relevant matters, both within the PDP and from other documents or statutes;
- General rules for earthworks associated with subdivision, including some exemptions;
- General rules for earthworks within SASZs, including some exemptions;
- How the volume and area of earthworks are to be calculated;
- Exemptions for some earthworks within the Rural, Gibbston Character and Rural Lifestyle Zones within approved building platforms;
- General exemptions from all rules and standards for earthworks associated with specified activities.

99. Before we consider the submissions on this section, the Panel notes that the format and headings for Section 25.3 are not consistent with the decided Stage 1 Chapters. A generally consistent approach was taken to these sections containing general provisions and rules, and this has not been picked up or recommended by the Council for these Stage 2 Chapters. We consider it would be beneficial for consistent understanding and interpretation of the PDP, if these sections in each Chapter were generally consistent. Accordingly, we have amended Section 25.3 in accordance with clause 16(2), without changing the intent and content of the Section.

##### 4.2 Advice Notes

100. Mr Wyeth has recommended substantial changes to the layout and wording of the Advice Notes in Section 25.3 in response to submissions<sup>106</sup>, or as minor or structural changes<sup>107</sup> that do not change the intent and effect of the provisions. These changes include:

- clarifying the paragraphs which describe the relationships between Chapter 25 and earthworks (and effects from earthworks) managed under Chapters 26, 30, 33 and 36;
- widening the range of activities listed as being subject to the Water Plan in the advice notes relating to the ORC’s provisions;
- adding an advice note regarding recorded archaeological sites;

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<sup>106</sup> The Real Journeys Group; the Treble Cone Group and associated Submissions 2377, 2381 & 2382; and Submissions 2194, 2195, 2478, 2442, 2497, 2618, 2446 and 2484

<sup>107</sup> In accordance with Clause 16(2)

- adding an advice note referring to the NES-PF which applies to earthworks associated with plantation forestry;
- rationalising the extensive list of notified advice notes into:
  - those that are district wide information as to how the provisions in the different Chapters relate to each other, moving these under 25.3.1 District Wide;
  - those that are truly Advice Notes for Chapter 25; and
  - those that are general rules (the calculation of earthworks volume and area), moving these under 25.3.3 General Rules.

101. We heard little evidence on these matters, other than from Mr Wyeth and Mr Sunich<sup>108</sup>. In the main, Mr Wyeth recommended the submissions be accepted.
102. Mr Farrell<sup>109</sup> for the Real Journeys Group considered that Mr Wyeth’s initial amendments (to the general rules clarifying the relationships between Chapters) were still unclear and suggested some further amendments. The Panel also questioned the wording suggested by Mr Wyeth in his Rebuttal version of Chapter 25. Mr Wyeth reconsidered this in his Reply evidence and made further amendments, which we now consider are sufficiently clear and precise.
103. We recommend these submissions be accepted and Mr Wyeth’s amendments be generally adopted, although as we stated above, we have recommended changes to the format and headings for Section 25.3 for consistency with the decided Stage 1 Chapters.

### **4.3 General Exemptions (other than for SASZs)**

#### *4.3.1 Exemptions for Earthworks associated with Subdivision*

104. The relationship between Chapter 25 and subdivision consent applications that involve earthworks under Chapter 27 is set out in General Rule 25.3.4.1 and in Rule 27.3.2.1 (which was varied through Stage 2). The notified Rule 25.3.4.1 provided exemptions for earthworks associated with controlled and restricted discretionary activity subdivisions from earthworks standards relating to volume (Table 25.2), cut and fill (Rules 25.5.16 & 25.5.17). Mr Wyeth explained that the rationale for this exemption (from the Section 32 Report) is that the effects from these aspects of earthworks can be managed as part of the overall assessment of subdivision design and construction, however, other standards (such as setbacks from waterbodies) should be complied with irrespective of the reason for the earthworks.
105. Submitters<sup>110</sup> sought that the exemption for subdivision earthworks be widened – to apply to all subdivisions, and to extend to other standards in Chapter 25; and that the related cross-references in both Chapters 25 and 27 should be clear and consistent. During questioning, the Panel also identified a number of issues associated with the relationship between the earthworks provisions in Chapter 25 and earthworks associated with subdivision.
106. Mr Wyeth<sup>111</sup> agreed with these submitters that the relationship between the two chapters, in terms earthworks associated with subdivision, is not clear and that the wording could be improved and made consistent between Chapters 25 and 27. Mr Wyeth considered this

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<sup>108</sup> In relation to the method for calculating earthworks volumes, T Sunich, EiC, paragraphs 6.13-6.14. No evidence was presented on behalf of the Treble Cone Group opposing Mr Sunich’s opinion on this matter.

<sup>109</sup> B Farrell, EiC, paragraph 21

<sup>110</sup> The Treble Cone Group and associated Submissions 2377, 2381 & 2382; and Submission 2311

<sup>111</sup> J Wyeth, Section 42A Report, 8.28-8.47

relationship further in his Reply evidence<sup>112</sup>. Given the limited scope available for amendments through the submissions, Mr Wyeth recommended minor amendments to Rule 25.3.4.1 to make a clearer distinction between subdivision consents under Chapter 27 and earthworks land use consents under Chapter 25. We accept Mr Wyeth's evidence on this matter. We recommend his amendments to Rule 25.3.4.1 and that these submissions be accepted. For the sake of consistency, we also recommend that the same, or closely similar, wording should be applied to Rule 27.3.2.1.

107. Mr Wyeth also agreed that all subdivisions, irrespective of the activity status, should be exempt from the volume, cut and fill standards, on the basis that there is no clear connection between the activity status and the need for compliance with these standards. We accept his evidence on this matter and recommend the submissions be accepted.
108. Mr Wyeth did not agree that subdivisions involving earthworks should be exempt from all earthworks standards. It was Mr Wyeth's preference that all Chapter 25 standards should be applied to earthworks associated with subdivision, including the volume, cut and fill standards. He referred to the evidence of Mr Sunich<sup>113</sup> that it is established good practice throughout New Zealand to have a standalone set of earthworks rules to manage all earthworks activities through separate consent processes, irrespective of whether the earthworks are associated with subdivision or not. In his opinion, this recognises the unique set of effects from earthworks, that can occur at various stages of development. He also referred to Mr Sunich's recent review of erosion and sediment control practices for a cross-section of residential developments in the District, and that current practice was found to be limited and below best practice adopted elsewhere in New Zealand. However, Mr Wyeth acknowledged there was no scope in the submissions to apply all Chapter 25 standards to earthworks associated with subdivisions. Given his overall opinion, Mr Wyeth remained opposed to further exemptions for subdivisions. Mr Henderson gave evidence<sup>114</sup> on this matter for the Treble Cone Group and associated submitters<sup>115</sup>. Having considered Mr Wyeth's evidence and his recommended amendments, he concluded that Mr Wyeth's amendments to Rule 25.3.4.1 were appropriate. We did not hear evidence from Streat Developments Limited on this matter and recommend its submission be rejected, with no further exemptions from the Chapter 25 standards being applied to earthworks associated with subdivision.

#### 4.3.2 Exemptions for Forestry Earthworks in Open Space and Recreation Zones

109. Skyline<sup>116</sup> requested that earthworks for forestry activities in the Open Space and Recreation Zones, including the Ben Lomond Sub-Zone, be exempt through Rule 25.3.4.5. Mr Dent gave evidence<sup>117</sup> supporting this exemption, on the grounds that earthworks for this activity are able to be undertaken without consent via an approved Outline Plan under the existing designation for Ben Lomond; and that notified Chapter 38 provides for harvesting and management of forestry as a controlled activity in the Ben Lomond Sub-Zone with Council retaining control over earthworks (as well as soil erosion, sediment generation and run-off). In his opinion, making forestry earthworks a restricted discretionary activity in Chapter 25 defeats the purpose of the controlled activity status for the overall activity in Chapter 38.

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<sup>112</sup> J Wyeth, Reply Evidence, section 9

<sup>113</sup> T Sunich, EiC, paragraphs 4.2-4.4

<sup>114</sup> R Henderson, EiC, paragraphs 72-74 & 93

<sup>115</sup> Treble Cone Group and Submissions 2377, 2381 & 2382

<sup>116</sup> Submission 2493

<sup>117</sup> S Dent, EiC, paragraphs 111-117

110. Mr Jeffrey Brown provided rebuttal evidence, on behalf of ZJV (NZ) Limited (ZJV), to the evidence from Mr Dent on this matter. Mr Brown disagreed with Mr Dent that earthworks associated with forestry harvesting and management should be exempt from the earthworks rules and standards. In his opinion, the earthworks required for forest harvesting may involve large cuts and fills, on steep land, to create access for machinery. He considered this has the potential to adversely affect land resources and the other users of the Ben Lomond Reserve. He considered an assessment of the effects of earthworks should be a necessary component of the forestry harvesting consenting process.
111. In addressing the submission<sup>118</sup>, Mr Wyeth noted that rules relating to forestry activities in the PDP are now largely superseded by the National Environmental Standards for Plantation Forestry (NES-PF), which will manage earthworks, erosion and sedimentation associated with plantation forestry. Mr Wyeth acknowledged, however, these national standards would not apply in open space and recreation zones in urban areas (which he considered would include the Ben Lomond Sub-Zone). In his Rebuttal evidence<sup>119</sup>, Mr Wyeth stated that Mr Dent had provided no evidence to support this submission, either for the Ben Lomond Sub-Zone or for the Open Space and Recreation Zones as a whole. He retained his position that it is inappropriate to include specific exemptions for forestry earthworks in Rule 25.3.4.5.
112. We agree with Mr Wyeth that where a recently-introduced national regulation has established specific provisions for forestry earthworks, the PDP should not duplicate, and cannot circumvent, those national standards<sup>120</sup>. Outside urban areas, the NES-PF now includes national rules relating to plantation forestry activities, which over-ride any provisions in the PDP. In other areas, or for forestry earthworks that fall outside the NES-PF, the PDP may include rules, and the NES-PF allows a plan to impose stricter rules in areas of outstanding natural features and landscapes and in significant natural areas.
113. We note that the Ben Lomond Sub-Zone falls substantially within an ONL. We consider that a full exemption from Chapter 25 for forestry earthworks in such an area would not be consistent with achieving the PDP's objectives and policies for ONL. The Section 32 Report prepared for the notified Chapter 25 considered the benefits and costs, effectiveness and efficiency of the notified range of exemptions in Rule 25.3.4.5. It stated that the exemptions are identified to facilitate small-scale activities that would have no, or only negligible, adverse effects. It concluded that the provisions would ensure that the effects from these activities are no more than minor and avoided as far as practicable. The rules were not considered to be overly-restrictive and commensurate with the sensitivity of the District's environment. We agree with Mr Wyeth that the evidence from Mr Dent is insufficient for us to consider<sup>121</sup> an additional exemption for forestry earthworks in the Open Space and Recreation Zones or on Ben Lomond. We do not have evidence of the potential for adverse effects, and the costs and benefits involved, in order for us to properly assess their efficiency and effectiveness in achieving the relevant objectives and policies. We also agree with Mr Brown that such effects could be adverse on Ben Lomond. Accordingly, we recommend this submission from Skyline be rejected.

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<sup>118</sup> J Wyeth, Section 42A Report, paragraphs 8.67-8.71

<sup>119</sup> J Wyeth, Rebuttal Evidence, paragraphs 5.19-5.21

<sup>120</sup> We note that Mr Wyeth has recommended including an Advice Note in 25.3.3 referring to the NES-PF, which we agree is appropriate

<sup>121</sup> In terms of s32AA of the Act



#### 4.3.3 Other Exemptions

114. Various other submitters either supported the exemptions from the earthworks provisions contained in Rules 25.3.4.4 and 25.3.4.5, or sought additional exemptions. These are summarised in the evidence of Mr Wyeth<sup>122</sup> and we will not repeat them here. Mr Wyeth responded to each of the requests for extended exemptions<sup>123</sup>. In terms of smaller scale farming activities, he considered that the volume thresholds for earthworks in the Rural Zone are set at a level that would enable day-to-day farming activities without a consent being required. He agreed that there should be further clarification that the exemption for maintenance of existing tracks, also applies to recreational tracks / trails. He also noted that there are no volume limits, or cut and fill standards, for earthworks associated with the construction and maintenance of roads within a legal road. The remaining disagreements between Mr Wyeth and submitters related to exemptions for planting (in addition to riparian planting) and the scale of cut and fill exemptions for earthworks associated with fencing.
115. Ms Fiona Black gave evidence<sup>124</sup> for the Real Journeys Group regarding the exemption sought for planting. Notified Rule 25.3.4.5f.<sup>125</sup> provided an exemption from the earthworks rules for planting riparian vegetation. Ms Black requested that this be extended to all planting, and not just riparian. She gave an example, and photographs, of an extensive restoration project Real Journeys is undertaking at Walter Peak, planting over 12,000 native trees and shrubs, with more to come throughout the 115 ha property. It was her opinion that such restoration projects should be able to proceed without the need for resource consent for the earthworks. Mr Wyeth responded to this submission<sup>126</sup> stating that the submitter had not provided any clear reasons why earthworks associated with planting should be exempt from the earthworks rules and, in his opinion, there was no policy justification for doing so. He considered that the focus of the exemption should remain on riparian planting. Whilst we acknowledge the point raised by Ms Black, we do not consider we have sufficient information regarding the costs and benefits of making this change to be able to undertake an evaluation in terms of s32AA of the Act. We are mindful that large areas of the District are identified as ONLs and ONF's and that the implications of such a change for achieving the PDP's landscape objectives and policies would need to be carefully considered. Accordingly, we recommend that this submission be rejected.
116. Mr Williams gave evidence for QPL<sup>127</sup> regarding earthworks exemptions for the maintenance and construction of fence lines. Notified Rule 25.3.4.5m.<sup>128</sup> provided an exemption from the earthworks rules for fencing in the rural zones, provided any cut or fill does not exceed 1 metre in height and any land disturbance does not exceed 1 metre in width. Mr Williams sought that the provisos be extended to relax the 1 metre cut threshold, to a maximum of 2 metres width but not exceeding an average of 1 metre along the length of the fence line. He considered this would be a more practical and useful exemption. Mr Williams gave examples from fence lines QPL is developing on hill slopes on its property, where it is difficult to form an adequate bench for the fence line within a 1 metre width and where the 1m cut height is so restrictive as to largely prohibit the construction of new fences. As an alternative, Mr Williams suggested a controlled activity status for fencing that exceeds the exemption thresholds.

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<sup>122</sup> J Wyeth, Section 42A Report, paragraphs 8.48-8.58

<sup>123</sup> *ibid*, paragraphs 8.59-8.66

<sup>124</sup> F Black, EiC, paragraph 48

<sup>125</sup> Rule 25.3.4.5e. in the Reply Version

<sup>126</sup> J Wyeth, Section 42A Report, paragraph 8.66

<sup>127</sup> T Williams, EiC, paragraphs 5.9-5.16

<sup>128</sup> Rule 25.3.4.5l. in the Reply Version

117. Mr Wyeth responded to Mr Williams in his Rebuttal and Reply evidence. He considered<sup>129</sup> the exemption for fencing in Rule 25.3.4.5 (from all Chapter 25 rules and standards) is appropriate and noted that fencing that exceeds the exemption is not prohibited and neither will it necessarily require a consent. Beyond the exemption threshold, if earthworks associated with fencing meet the earthworks volume threshold for the zone (1000m<sup>3</sup> in the Rural Zone) as well as the other standards in Rule 25.5, it would not require a consent. With respect to the alternative controlled activity regime, Mr Wyeth expressed concern<sup>130</sup> that this would require amendments to the earthworks volume, cut and fill thresholds in Tables 25.2 and 25.3, so that non-compliance is a controlled activity for fencing earthworks, whereas it is a restricted discretionary for all other earthworks. He considered this distinction would be difficult to justify from an effects' perspective, and on the evidence presented by Mr Williams.
118. Having considered the legal submissions and evidence on behalf of QPL and the responses from Mr Wyeth, we find that we agree with Mr Wyeth. We consider the notified exemption for fencing in Rule 25.3.4.5 is sufficient. We have not received sufficient justification from Mr Williams to satisfy us regarding the nature and scale of effects on the environment from a wider exemption (which would be from all Chapter 25 standards), or that it would be more appropriate (efficient or effective) in achieving the objectives and policies of Chapters 3 and 25, in particular Objective 25.2.1 and Policies 25.2.1.1 to 25.2.1.4. We accept Mr Wyeth's evidence that there is an appropriate pathway for fencing earthworks that do not meet the exemption, either as a permitted or restricted discretionary activity. In terms of the controlled activity approach, we received insufficient evidence from Mr Williams as to how this would be integrated into the Chapter 25 provisions, or how it would more appropriately achieve the relevant objectives and policies. We recommend that this submission be rejected.

#### 4.4 Exemptions for Earthworks in SASZs

119. As stated earlier in this Report, a group of submitters<sup>131</sup>, with interests in ski areas, made general submissions seeking that SASZs be exempt from the earthworks rules in Chapter 25, particularly where the ski areas are located on conservation or public lands; or where there is overlap with controls from ORC. We have already found that Chapter 25 (subject to our specific recommendations for any amendments) provides a more appropriate and effective method for achieving the relevant Strategic directions of the PDP, compared with relying on controls and approvals from ORC or DoC, or under other Chapters of the PDP. We were satisfied that Chapter 25 does not result in unnecessary or undue duplication with ORC or DoC processes (or with other requirements of the PDP), but rather they complement each other. We consider there would be a significant risk from not including controls over earthworks in the PDP (and relying on those alternative processes) in terms of adverse effects on water quality, landscape, natural character, biodiversity and amenity values (amongst other adverse effects). We are also satisfied that the PDP can include earthworks provisions that are more stringent than those in PC49, which provided a wide-ranging exemption from earthworks rules for SASZs.
120. We now turn to whether or not a full exemption for earthworks within SASZs, from all rules and standards in Chapter 25, is more appropriate than the partial exemption included in Rule 25.3.4.2 of the notified chapter<sup>132</sup>. We evaluate the evidence on these alternatives in terms

<sup>129</sup> J Wyeth, Rebuttal Evidence, paragraphs 6.10-6.12

<sup>130</sup> J Wyeth, Reply Evidence, section 16

<sup>131</sup> Submissions 2454, 2493, 2466, 2494, 2581, 2492, 2373, 2384 and 2376

<sup>132</sup> Rule 25.3.4.2 of the Notified Chapter provided an exemption for earthworks within the SASZ from all rules and standards except Rules 25.5.12 to 25.5.14, that control erosion and sediment, deposition of material on roads, and dust; Rule 25.5.20, setbacks from waterbodies; and Rule 25.5.21, exposing

of the statutory tests and Section 32 of the Act, bearing in mind that we have already found that controls through the ORC Water Plan, DoC approval processes and/or rules in other chapters of the PDP do not provide appropriate alternatives.

121. Mr Wyeth<sup>133</sup> provided a summary of the submissions received on Rule 25.3.4.2. We will not repeat that here, other than to note that DoC<sup>134</sup> supported the notified exemptions for SASZs in this rule, and the submissions seeking a wider exemption came predominantly from NZSki, the Real Journeys Group and the Treble Cone Group. The evidence and legal submissions from these submitters focussed predominantly on the alternative approaches we have already considered. Mr Henderson's evidence for the Treble Cone Group<sup>135</sup> on this matter supported the exemption for SASZs, on the basis of inefficient duplication of process with ORC, DoC and/or other PDP controls. Mr Farrell's evidence for the Real Journeys Group<sup>136</sup> on this matter focussed only on the matter of overlapping QLDC and ORC responsibilities. NZSki's submission was specific that an exemption for earthworks in a SASZ should only apply within public conservation land administered by DoC. Accordingly, Mr Dent's evidence<sup>137</sup> predominantly focussed on overlap with DoC approval processes<sup>138</sup>. We have considered this evidence earlier in this Report and have not considered it further here.
122. We have considered the legal submissions on a full exemption for SASZs from Ms Baker-Galloway, on behalf of the Real Journeys Group and the Treble Cone Group, these submissions being very similar<sup>139</sup>. Ms Baker-Galloway informed us that the exception from earthworks rules and standards in SASZs is intended to recognise the benefits of earthworks for the continued operation and development of ski areas, and the substantial contribution ski fields make to the social and economic well being of the District. She stated that earthworks are a necessary part of the development and ongoing operation of these areas, and that the exemption should be broad enough to enable and encompass all earthworks likely to be undertaken during the operation of modern ski-fields, which are now year-round alpine resorts. She pointed to some 'unique' factors relating to earthworks in SASZs, such as the need to undertake earthworks near waterbodies for snow making, reservoirs, diversion of streams, etc.
123. As we mentioned earlier, Ms Baker-Galloway referred us to case law which supports a less restrictive regime that meets the purpose of the Act and the objectives of a Plan. She also pointed to inefficiencies, in terms of drafting difficulties, uncertainty, potential costs and issues with enforcement, if the notified standards are applied within SASZs, making this level of regulation unnecessary and a complete exemption more appropriate.
124. With respect to dust controls in SASZs under Standard 25.5.14, it was Mr Dent 's evidence<sup>140</sup> that there are no operational issues relating to dust at NZSki's ski fields. The ski fields are generally located above 1300 masl and there are no sensitive receivers immediately adjacent

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groundwater. We note, however, that Mr Wyeth has recommended deleting Rule 25.5.13, relating to deposition of material on roads, and this rule is shown as deleted in the Reply Version.

<sup>133</sup> J Wyeth, Section 42A Report, paragraphs 8.3-8.13

<sup>134</sup> Submission 2242

<sup>135</sup> R Henderson, EiC, paragraphs 88-91

<sup>136</sup> B Farrell, EiC, paragraph 22

<sup>137</sup> S Dent, EiC, paragraphs 48-65, 84-97

<sup>138</sup> We have considered Mr Dent's evidence relating to dust management within SASZs, Sean Dent, EiC, paragraphs 77-83

<sup>139</sup> Legal Submissions from Maree Baker-Galloway on behalf of the Real Journeys Group, paragraphs 16-20; and on behalf of the Treble Cone Group, paragraphs 6-12

<sup>140</sup> S Dent, EiC, paragraphs 77-83

to these SASZs that would typically be affected by nuisance effects from dust emissions beyond the SASZ boundaries. He considered the application of this standard would only ever be retrospective and would result in enforcement difficulties. We discuss this further later in this Report when we evaluate the specific wording of this Standard.

125. Mr Nigel Paragreen presented a written statement<sup>141</sup> to the hearing on behalf of Fish and Game and answered questions from the Panel. As we noted earlier, Fish and Game had supported the Council's stricter approach to earthworks management through Chapter 25. The Panel asked Mr Paragreen about his experience with earthworks management within SASZs and the potential for adverse effects on the environment. He informed us that he was assessing a couple of applications relating to ski fields at the time of our hearing. He considered that earthworks associated with ski fields do have the potential for significant effects in the high country. He stated that the areas involved contain very sensitive ecosystems that merit protection under the Act and the PDP. On behalf of Fish and Game, he expressed his opposition to the Council having no involvement with managing earthworks in SASZs through the PDP.
126. Mr Wyeth responded to these submissions and the evidence. In his Section 42A Report<sup>142</sup> he stated that he did not dispute the substantial contribution from ski fields to the social and economic wellbeing of the District, and that earthworks are a necessary part. As a result, he considered it was appropriate for the PDP to enable development and a range of activities within the SASZs, as recognised through the Chapter 21 Rural Zone provisions for SASZs. In terms of earthworks, he considered an enabling approach is achieved through exempting earthworks in SASZs from the majority of rules and standards in Chapter 25. He considered the exemptions from the volume, area, cut and fill thresholds provide considerable flexibility to ski field operators, recognising that the volume of earthworks required at ski fields can be significant, but that adverse effects can largely be internalised within the SASZs. However, Mr Wyeth could see no compelling reason why earthworks within SASZs should be exempt from standards that are designed to manage and minimise the adverse effects of earthworks that may extend beyond the sub-zones or to sensitive areas, including riparian areas and waterbodies. In his opinion, these are standards that should apply equally throughout the District, regardless of the zone or activity involved.
127. Mr Wyeth pointed us to the purpose of SASZs in Chapter 21 Rural, which refers to effects of development within the SASZs being cumulatively minor. He considered there is a risk that exempting all earthworks within the SASZs from all rules and standards in Chapter 25 may result in adverse effects that are cumulatively more than minor, or which extend beyond the boundary of these areas or into sensitive areas.
128. Mr Wyeth also referred<sup>143</sup> to the Section 32 Report that sets out the rationale for the approach to SASZs. It states that the notified option permitted earthworks for activities within SASZs, except where there is potential for environmental effects on water bodies and roads. As we noted earlier in relation to earthworks in Open Space and Recreation Zones, the Section 32 Report concluded the provisions are both effective and efficient, with the levels of control commensurate with the sensitivity of the environment, and that they would ensure the effects from these activities are no more than minor and avoided as far as practicable.

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<sup>141</sup> N Paragreen, Evidence

<sup>142</sup> J Wyeth, Section 42A Report, paragraphs 8.14-8.19

<sup>143</sup> J Wyeth, Section 42A Report, paragraph 8.2

129. We have considered the evidence before us, the legal submissions and our previous findings regarding alternative approaches to managing effects within the SASZs. Like Mr Wyeth, we do not dispute the substantial contribution from ski fields to the social and economic wellbeing of the District, and that earthworks are a necessary part of their ongoing operation and development. We consider that the considerable flexibility provided in notified Chapter 25, with exemptions from the majority of the rules and standards for earthworks in SASZs, appropriately recognises the scale of earthworks required in ski areas and that their adverse effects can, for many aspects, be managed internally or through the consents required for activities in the SASZs under the Rural Zone provisions. However, we agree with Mr Wyeth that we have received no evidence from the submitters which provides compelling justification for exempting earthworks within SASZs from standards that are designed to manage and minimise the adverse effects of earthworks that may extend beyond the sub-zones or to sensitive areas, including riparian areas and waterbodies.
130. We agree with Mr Wyeth and Mr Paragreen that the SASZs are located in sensitive alpine environments and in the heads of water catchments, where management of erosion, sediment runoff and water quality are important, as well as management of effects on landscape and natural character and biodiversity values. We have referred earlier in the Report to the significance the PDP places on protecting the values associated with the District's lakes and rivers. The Strategic Directions include numerous objectives and policies which seek to protect the District's natural environments, ecosystems, natural character and nature conservation values of waterways, outstanding natural landscapes and natural features, and Ngai Tāhu values. We have found these give a strong direction to Chapter 25, in terms of the Council's obligations for managing the effects of earthworks. This is reflected in the objectives and policies for Chapter 25 which apply across the District, seeking to ensure that adverse effects on the environment are minimised, landscape and visual amenity values maintained, and people and communities protected, whilst enabling earthworks that are necessary to provide for the well being of people and communities.
131. We consider there would be a significant risk if no controls over earthworks in SASZs were included in Chapter 25, in terms of adverse effects on water quality, landscape, natural character, biodiversity and amenity values (amongst other adverse effects). We are not satisfied on the evidence before us that having no controls over earthworks in SASZs would be effective in achieving the relevant strategic and rural objectives and policies. We are satisfied that Chapter 25 contains appropriate flexibility for earthworks within SASZs, to enable their ongoing operation and development, and in a manner that recognises their importance to the well being of people and communities in the District. We do not consider that compliance with important District-wide environmental standards relating to erosion and sediment control, dust management, setbacks from waterbodies, and groundwater would result in unnecessary or undue inefficiencies. We consider that Chapter 25 (subject to our specific recommendations for amendments) provides a more appropriate and effective method for achieving the relevant Strategic directions of the PDP and the objectives of Chapter 25. We, therefore, recommend the submissions seeking full exemption from all earthworks rules in the SASZ be rejected.

## 5. SECTION 25.4 RULES – ACTIVITIES

132. Chapter 25 includes Table 25.1, which lists different earthworks activities and their activity status. Rule 25.4.1 provides for most earthworks, that comply with the standards in Tables 25.2 Maximum Volumes and 25.3 Standards, as permitted activities. Earthworks that do not comply with the maximum volume standards in Table 25.2 are specified in Rule 25.4.2 as

restricted discretionary activities<sup>144</sup>. The activity status for not complying with each standard in Table 25.3 is specified in that table (in the Reply Version, they are all restricted discretionary activities). Table 25.1 also lists a small number of specific earthworks activities that are not permitted in accordance with Rule 25.4.1, including earthworks associated with cleanfill facilities and landfills; earthworks that affect sites of significance to Kāi Tahu or heritage features and settings; and earthworks within identified sites of Kāi Tahu importance.

133. Federated Farmers<sup>145</sup> requested the activity status for earthworks for the construction or operation of a landfill is changed from discretionary to restricted discretionary activity in Rule 25.4.4. Ms Reilly addressed this in her evidence for Federated Farmers<sup>146</sup>. She noted that both cleanfill and landfill are important in the rural areas for the cost-effective disposal of clean waste. She considered that any concerns regarding control would be covered by the matters of discretion in Section 25.7 and did not accept that discretionary activity status was required to address the management of potential adverse effects. Mr Wyeth responded to this submission, stating that landfills introduce contaminants and a range of adverse effects that need to be considered and managed on a case-by-case basis. It was his opinion that this is best achieved through a discretionary activity resource consent process. We agree with Mr Wyeth that landfills can have a wide range of potential adverse effects, that require broad consideration, and their appropriateness depends on their scale, purpose, location and management. Landfill covers a much wider range of activities than on-farm disposal facilities for clean waste, as referred to by Ms Reilly. We agree with Mr Wyeth that the management of landfills, and the earthworks associated with their construction or operation, are appropriately addressed as a discretionary activity as proposed in Chapter 25. We note that this is consistent with the discretionary activity status applied to a landfill activity<sup>147</sup> itself in Chapter 30 Energy and Utilities. We recommend that this submission is rejected.
134. Heritage New Zealand<sup>148</sup> and the Real Journeys Group both sought amendments to Rule 25.4.5 relating to earthworks that affect sites of significance to Kāi Tahu or heritage features and settings. Mr Wyeth responded to those submissions in his Section 42A Report<sup>149</sup> and recommended changes to this rule which satisfied the submitters<sup>150</sup>, other than one outstanding matter addressed in evidence by Ms Denise Anderson for Heritage New Zealand<sup>151</sup>. This appears to have been a misunderstanding by Mr Wyeth as to the specific relief sought by Heritage New Zealand regarding earthworks within the setting or extent of place of a listed heritage feature in Chapter 26.8. Mr Wyeth addressed Ms Anderson's concern in his Rebuttal evidence<sup>152</sup> and the Reply Version now includes the wording she suggested. We recommend that this submission from Heritage New Zealand be accepted.

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<sup>144</sup> In the Reply Version of Chapter 25 attached to Mr Wyeth's Reply evidence

<sup>145</sup> Submission 2540

<sup>146</sup> K Reilly, EiC, paragraphs 37-40

<sup>147</sup> Within the definition of "waste management facilities"

<sup>148</sup> Submission 2446

<sup>149</sup> J Wyeth, Section 42A Report, paragraphs 11.46-11.51

<sup>150</sup> D Anderson, EiC, paragraph 5.2; B Farrell, EiC, paragraph 18

<sup>151</sup> D Anderson, EiC, paragraphs 5.3-5.8

<sup>152</sup> J Wyeth, Rebuttal Evidence, section 8

## 6. SECTION 25.5 RULES – STANDARDS

### 6.1 Table 25.2 Maximum Volume

#### 6.1.1 Overview of Issues

135. Following the analysis from Mr Wyeth and Mr Sunich on behalf of the Council, and their recommended amendments to Table 25.2 contained in the Reply Version, the only matters where we had conflicting evidence between submitters and the Council’s witnesses related to requests by Millbrook Country Club<sup>153</sup> regarding the Millbrook Resort Zone (MRZ) (Rule 25.5.5) and Skyline<sup>154</sup> regarding the Ben Lomond Sub-Zone of the Informal Recreation Zone (Rule 25.5.1).

#### 6.1.2 Millbrook Resort Zone

136. Millbrook requested amendments to the maximum volume thresholds applying to different areas within the MRZ, as shown on the Millbrook Structure Plan. The maximum volume in the notified Chapter 25 was 300m<sup>3</sup> across the zone. Millbrook considered it would be more efficient and practical to create a separate rule for the MRZ with separate thresholds for the different areas within the zone, as is provided for the Jacks Point Zone. Millbrook sought an increased maximum volume threshold to 500m<sup>3</sup> for several areas, and no threshold to apply to the Golf Course and Open Space, Recreation Facilities and Helipad Activity Areas. The submission pointed out that golf holes need to be regularly re-conditioned or re-routed and the golf resort needs to continue operating while the earthworks are undertaken effectively and efficiently.

137. Mr John Edmonds gave evidence on this matter on behalf of Millbrook<sup>155</sup>. He was satisfied with Mr Wyeth’s recommendation to increase the maximum volume to 500m<sup>3</sup> across all the MRZ activity areas. However, he continued to remain concerned at the inequity between Millbrook and Jacks Point where the maximum volume threshold was notified as 1000m<sup>3</sup> in the Open Space and Landscape areas and no limit within some other subzones (including the Golf Course). Mr Edmonds stated that the MRZ has always been exempt from earthworks rules, both in the operative plan, and the plan amended by Variation 8 or Plan Change 49. Unlike Mr Wyeth, Mr Edmonds did not find any rationale for distinguishing the situation at Jacks Point from that at Millbrook, and noted that the MRZ and the Jacks Point Zone (JPZ) were bundled together for the purpose of Chapter 31 Signage<sup>156</sup>.

138. In relation to the Golf Course and Open Space, Recreation Facilities and Helipad Activity areas, Mr Wyeth responded to the submission and to Mr Edmonds’ evidence in his Section 42A Report<sup>157</sup> and Rebuttal evidence<sup>158</sup>. He noted that the earthworks volume thresholds for the JPZ in Chapter 25 had been carried over from the notified PDP Stage 1 Chapter 41 for JPZ, by way of a PDP Stage 2 Variation to Chapter 41, with no change in the maximum volume thresholds within the activity areas. Mr Wyeth expected that the earthworks volume limits for the different activity areas at Jacks Point would have been specifically considered as part of preparing Chapter 41. No earthworks limits were included in the notified Chapter 43 for the MRZ in Stage 1 of the PDP.

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<sup>153</sup> Submission 2295

<sup>154</sup> Submission 2493

<sup>155</sup> J Edmonds, EiC, paragraphs 16-23

<sup>156</sup> Our recommendations on Chapter 31 mean that, in large part, the provisions relating to Jacks Point Zone are not the same as those for Millbrook Resort Zone.

<sup>157</sup> J Wyeth, Section 42A Report, paragraphs 12.38-12.41

<sup>158</sup> J Wyeth, Rebuttal Evidence, section 9

139. Mr Wyeth did not consider an unlimited earthworks threshold was appropriate for the golf course and other open space and recreation areas in the MRZ, given the outcomes sought for the zone and its location adjacent to the Wakatipu Basin Rural Amenity Zone (WBRAZ) which has a maximum volume threshold for earthworks of 400m<sup>3</sup>. In the interests of ensuring the adverse effects of larger scale earthworks are appropriately managed, and limiting the number of sub-zones and activity areas in Table 25.2, Mr Wyeth recommended the 500m<sup>3</sup> maximum volume threshold continue to apply across the whole MRZ.
140. We are not persuaded by Mr Edmonds' evidence that there is any direct relationship between the earthworks volume thresholds for the JPZ and the MRZ. That they both contain golf courses, as well as houses and other facilities, and were both established by plan changes to the ODP, is not sufficient to convince us that the approach must be the same in both areas. We did not receive evidence from Mr Edmonds that supported similar approaches to managing the environmental effects in each zone, or in achieving the outcomes sought for each zone and their surroundings. There were no submissions before this Panel regarding the earthworks volume limits in the golf course and open space areas at Jacks Point, so we have not been required to turn our minds to the appropriateness of the thresholds that have been brought over from the notified Stage 1 of the PDP. Accordingly, we do not consider the limits for Jacks Point are relevant to our consideration at Millbrook.
141. The Stream 14 Hearings Panel heard evidence relating to the water quality of Mill Creek and Lake Hayes and associated effects from development in the catchment. Its findings are contained in section 2.8 of Report 18.1 and have relevance to our consideration of appropriate earthworks provisions at Millbrook. It found that water quality monitoring for Lake Hayes and Mill Creek reported consistent exceedances of nutrient related water quality limits in the Water Plan. Significant land disturbance activities in the Lake Hayes Catchment have likely resulted in sediment being transported into Mill Creek during heavy rainfall events. In its view, further degradation of Lake Hayes as a result of subdivision and development is to be avoided. That Panel considered there is evidence that the earthworks provisions of the ODP are not working effectively to control earthworks effects on water quality in the Lake Hayes Catchment, and noted it will be a matter for the Stream 15 Hearings Panel to determine whether it is possible to put a more effective regime in place through Chapter 25.
142. We have received no evidence from Mr Edmonds that having no maximum volume thresholds for these areas at Millbrook would be more effective in avoiding further degradation of Lake Hayes; nor that it would be appropriate to enable management of adverse environmental effects that achieve Objective 25.2.1, and the objectives and policies of the MRZ which recognise its sensitive values and the importance of reducing contaminants entering Mill Creek. We recommend that Mr Wyeth's recommendations for the MRZ as a whole be accepted (and that part of the submission from Millbrook), but that the submission from Millbrook seeking no threshold for the golf course and open space areas be rejected.

#### 6.1.3 *Ben Lomond Sub-Zone*

143. Skyline requested that a specific maximum volume threshold of 1000m<sup>3</sup> be included for the Ben Lomond Sub-Zone of the Informal Recreation Zone. In the notified Chapter 25, all Open Space and Recreation Zones were included in Rule 25.5.1 of Table 25.2, with a maximum volume threshold of 100m<sup>3</sup>. The submission noted that the ODP permits earthworks between 300 – 1000m<sup>3</sup> within the Ben Lomond Sub-Zone, depending on the zoning of High Density Residential Zone or Rural Zone. Skyline did not consider there was any evidence of inappropriate landscape and visual effects to justify changing the threshold from that in the



ODP. ZJV<sup>159</sup> also lodged a submission in relation to the earthworks provisions for the Open Space and Recreation Zones, supporting the notified provisions.

144. Mr Sean Dent gave evidence on this matter on behalf of Skyline<sup>160</sup>. Mr Dent acknowledged that the Ben Lomond Sub-Zone is within an identified ONL, but also stated that there is no specific evidence from the Council to demonstrate that the earthworks limits in the ODP are resulting in inappropriate landscape modification and visual effects. Mr Dent referred us to resource consents that have been granted to Skyline to carry out earthworks in the sub-zone in excess of 1000m<sup>3</sup>. In his opinion, the granting of these consents for rather substantial earthworks on a non-notified basis indicates that the sub-zone has the ability to absorb earthworks of a more significant volume than 100m<sup>3</sup> per annum as a permitted activity in Table 25.2. Mr Dent also referred to the provisions for the Ben Lomond Sub-Zone, which contemplate further development within a more enabling planning framework than in other parts of the Informal Recreation Zone. He considered the 100m<sup>3</sup> threshold to be too restrictive in that context.
145. Mr Jeffrey Brown gave evidence on earthworks within the Ben Lomond Sub-Zone on behalf of ZJV<sup>161</sup>. However, his evidence was confined to earthworks associated with forestry harvesting and management which we have addressed earlier in this Report. Mr Brown did not provide us with evidence relating to the maximum volume threshold for earthworks in this sub-zone.
146. Mr Wyeth responded to the submission and to Mr Dent's evidence in his Section 42A Report<sup>162</sup> and Rebuttal evidence<sup>163</sup>. Mr Wyeth noted that a threshold of 1000m<sup>3</sup> would provide a significantly more lenient earthworks limit in the Ben Lomond Sub-Zone than in Open Space and Recreation Zones elsewhere in the District. He did not consider this was preferable in the interests of plan clarity and consistency. He did not find anything in the submission that supported an operational need for the increased earthworks threshold, or that demonstrated it would not result in adverse effects beyond the site.
147. Mr Wyeth disagreed with Mr Dent that the granting of resource consents (including the notification basis) was justification for increasing the threshold. He stated that a key function of the earthworks volumes in Table 25.2 is to define an acceptable threshold to trigger the need for resource consents when there is a risk of significant adverse effects. The resource consents then ensure that the potential for adverse effects is subject to proper assessment, control and monitoring where necessary via consent conditions. Mr Wyeth considered that this is quite distinct from the tests for notification in the Act.
148. The Panel noted the somewhat unusual situation with the zoning of this area throughout the course of Stage 1 and 2 of the PDP, and the consequences of this for the earthworks rules. In Stage 1 of the PDP, the area now proposed to be Ben-Lomond Sub-Zone was predominantly included within the Rural Zone. If this zoning had remained, the maximum volume threshold for earthworks from Table 25.2 would have been 1000m<sup>3</sup>. However, the Rural Zone was not confirmed over this land in the Council's decisions on Stage 1 as, in the meantime, the Stage 2 provisions had been notified. Stage 2 of the PDP introduced a new zoning for this area under Chapter 38, Open Space and Recreation Zones. The Ben Lomond land was included within the Informal Recreation Zone, and the Ben Lomond Sub-Zone. The maximum volume threshold

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<sup>159</sup> Submission 2485

<sup>160</sup> S Dent, EiC, paragraphs 104-110

<sup>161</sup> J Brown, Rebuttal Evidence, paragraph 4

<sup>162</sup> J Wyeth, Section 42A Report, paragraphs 12.50

<sup>163</sup> J Wyeth, Rebuttal Evidence, paragraphs 5.22-5.24

for earthworks in all parts of the Open Space and Recreation Zones then became 100m<sup>3</sup>, a combined effect of the change of zoning from the notified Stage 1 and the introduction of the Earthworks Chapter 25 in Stage 2.

149. The Panel accepts that this situation will have arisen for all land now zoned under Chapter 38, where different earthworks provisions may apply under Stage 2 from those applicable under the Stage 1 PDP zoning. All of the land in the Open Space and Recreation Zones is administered by the Council and predominantly designated as “Reserve”. The Council is commonly the main user and developer of the land in those zones. However, in the case of the Ben Lomond Sub-Zone, as Mr Dent has pointed out, there are multiple commercial users within this sub-zone, where further development is contemplated within a much more enabling planning framework than in other parts of the Informal Recreation Zone. Those users are reliant on the underlying zoning for this land, rather than the designation, and have been affected by the change of notified zoning from Rural to Informal Recreation. In this instance, the change of zoning has also affected the earthworks provisions that apply through Chapter 25. We consider we need to examine the basis for the change to the earthworks threshold, as a result in the change of zoning from Rural in Stage 1 to Informal Recreation in Stage 2.
150. We have considered the Section 32 Reports prepared by the Council for the notified Chapters 25 and 38, and relevant evidence provided by the Council.
151. The Section 32 Report for Chapter 25<sup>164</sup> did not refer to the volume thresholds for specific zones in its evaluation of costs and benefits / effectiveness and efficiency of the proposed and alternative options. The attached report from 4Sight Consulting<sup>165</sup> provided technical analysis to assist the Council’s decision as to an appropriate area threshold for earthworks (which are in addition to the volume thresholds in Table 25.2). That report did not evaluate the appropriate volume thresholds.
152. While the Section 32 Report for Chapter 38<sup>166</sup> did not refer specifically to the consequential changes arising through Chapter 25, it did recognise that the notified option would be a significant change from the ODP, with the rezoning of open space and recreation areas into specific zones and subzones, future removal of the designations, and establishing a specific rule framework for each zone. The costs and benefits / effectiveness and efficiency evaluation of the proposed option identified costs from the implementation of a new framework; but overall benefits for users; greater efficiency, clarity and certainty as to outcomes for each open space and recreation area; and a zoning hierarchy for open spaces that better reflects their use, significance and sensitivity. For the Ben Lomond Sub-Zone, in particular, the Chapter 38 Section 32 Report states that the overall suite of rules achieve an appropriate balance between providing a degree of certainty and foreshadowing what could be undertaken with the sub-zone, while still providing adequate scope to address the actual and potential adverse effects of activities.
153. Mr Sunich, a Senior Environmental Consultant at 4Sight Consulting, provided technical advice to the Council, and evidence on behalf of the Council to the Stream 15 hearing, in relation to the maximum volume thresholds. Mr Sunich has expertise in erosion and sediment

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<sup>164</sup> Queenstown Lakes District Proposed District Plan, Section 32 Evaluation, Stage 2 Components October 2017, for Earthworks

<sup>165</sup> 4Sight Consulting. Queenstown Lakes District Council Proposed District Plan: Assessment of Thresholds for Earthworks. September 2017

<sup>166</sup> Queenstown Lakes District Proposed District Plan, Section 32 Evaluation, Stage 2 Components October 2017, for Open Space and Recreation Zones

management, stormwater quality management and integrated catchment management planning. The evidence from Mr Sunich<sup>167</sup> was that the general approach to setting permitted activity thresholds is to define a level which can be reasonably expected to accommodate and enable most building or land use requirements within each zone, without needing a resource consent. However, he considered this may not always be possible due to the sensitivity of some activities and the receiving environment. Mr Sunich stated that the Council had generally carried over the maximum volume thresholds from the ODP earthworks chapter. This indicated to him that the Council was generally comfortable with how the ODP earthworks chapter is being implemented in relation to volume thresholds. He noted that this is reflected in the limited commentary in the Section 32 Report regarding volume thresholds, as we have noted above.

154. Mr Sunich had reviewed the notified thresholds and concluded they are appropriate. For Rule 25.5.1 that sets the volume threshold of 100m<sup>3</sup> for Open Space and Recreation Zones, Mr Sunich commented that the maximum volume recognises the sensitivity of the receiving environments and the need to be cognisant of historic values and special character. For the Rural Zone in Rule 25.5.6, he commented that the maximum volume of 1000m<sup>3</sup> has been retained from the ODP and reflects typical rural land uses, while also providing for commercial and viticulture activities. He noted that sensitive landscapes, such as ONLs which cover most of the Ben Lomond Sub-Zone, are excluded from Rule 25.5.1 and included in Rule 25.5.2, where the maximum volume threshold is 10m<sup>3</sup>. Whilst he found no compelling reason to make any significant changes to the notified thresholds, Mr Sunich acknowledged that they are not entirely effects based, but rather a combination of risk of effects and the type and scale of development anticipated within the zones. In his opinion, they were fit for purpose.
155. In relation to the Ben Lomond Sub-Zone, Mr Sunich stated that the reduction in threshold to 100m<sup>3</sup>, from 1000m<sup>3</sup> under a Rural Zone, aligns with the Council's intention to simplify and ensure consistency across zone types throughout the District. In addition, in his view, there was merit in reducing the maximum volume threshold for this sub-zone where effects on landscape and amenity need to be carefully managed and assessed through a resource consent process if the threshold is exceeded.
156. We are satisfied that the Council has appropriately assessed the costs and benefits of the change in the maximum earthworks threshold from the underlying the zones (in this case the Rural Zone) to open space and recreation zones. We consider the individual packages of rules for each open space and recreation zone have been appropriately evaluated in terms of their costs and benefits for risks of adverse environmental effects and for enabling the type and scale of development anticipated in each zone. This included consideration of the consequential changes to rules through other chapters, such as Chapter 25. We accept Mr Sunich's evidence that the earthworks thresholds specified for each group of zones are fit for purpose. We consider the notified 100m<sup>3</sup> threshold applied to the Ben Lomond Sub-Zone appropriately takes into account that this is a sensitive and highly valued environment (being highly visible and predominantly within an ONL) and requires more restrictive controls. We note that within an ONL, the maximum threshold is specified as 10m<sup>3</sup>. We consider that the costs and benefits of applying the 100m<sup>3</sup> threshold strike an appropriate balance between allowing anticipated use and development of the area and managing environmental effects. Accordingly, we recommend that Skyline's submission be rejected and the notified 100m<sup>3</sup> maximum earthworks volume threshold be retained.

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<sup>167</sup> T Sunich, EiC, paragraphs 5.2, 5.4-5.7 & 7.9-7.10

## 6.2 Table 25.3 Standards

### 6.2.1 Overview of Issues

157. Following the analysis from Mr Wyeth and Mr Sunich on behalf of the Council, and their recommended amendments to Table 25.3 contained in the Reply Version of Chapter 25, the outstanding matters of dispute between the submitters and the Council's witnesses related to:

- requests from several submitters to exempt earthworks in SASZs from all standards in Table 25.3, which we have already addressed earlier in this Report;
- the appropriate wording for Standards 25.5.12 – 25.5.14, or whether these Standards should be deleted, as requested by Paterson Pitts<sup>168</sup>; the Real Journeys Group; the Treble Cone Group; and NZSki<sup>169</sup>;
- clarification of the wording of Standard 25.5.19 relating to earthworks setbacks from boundaries, as requested by Paterson Pitts<sup>170</sup>;
- the standards for earthworks in setbacks from water bodies in Standard 25.5.20, as requested by Fish and Game<sup>171</sup>; the Real Journeys Group; and the Treble Cone Group and associated submitters<sup>172</sup>;
- deletion or clarification of Standard 25.5.22 relating to cleanfill, as requested by Darby Planning LP<sup>173</sup>; Lakes Hayes Limited<sup>174</sup>; Glendhu Bay Trustee Limited<sup>175</sup>; and Henley Downs Farm Holdings Limited and Henley Downs Land Holdings Limited<sup>176</sup>.

### 6.2.2 Standard 25.5.12 - Erosion and Sediment Control Measures

158. Submissions from Paterson Pitts and the Real Journeys Group, amongst other submitters, raised concerns about the onerous nature of notified Standard 25.5.12, which required earthworks to be undertaken in a way that “prevents” sediment from entering water bodies, stormwater networks or going across the boundary of the site. They stated that the standard was unduly onerous, and not practical to comply with all of the time, even with implementation of best management approaches. The lack of guidance on appropriate sediment control measures to comply with the standard was also mentioned.

159. In his evidence and in his presentation to the Panel<sup>177</sup>, Mr Sunich described his observations of bulk earthworks being undertaken at sites across the District, where erosion and sediment control implementation is limited and does not, in his view, meet best practice. He referred to the role of erosion and sediment control guidelines that many councils are preparing and using, including the guidelines for the Auckland region that have been adopted by other councils across the country. He noted the Council is currently producing a guideline, which he considered is required to contribute to the outcomes sought by Chapter 25. In response to the concerns of the submitters, Mr Sunich agreed that, where erosion and sediment control measures have been designed, implemented and maintained in accordance with best practice, it is generally accepted that sediment leaving a site will be minimised to a practicable level, but it is not possible to remove 100% of sediment. He considered it is inefficient to seek to achieve 100% prevention, as required by notified Standard 25.5.12. Mr Sunich considered the

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<sup>168</sup> Submission 2457

<sup>169</sup> Submission 2454

<sup>170</sup> Submission 2457

<sup>171</sup> Submission 2455

<sup>172</sup> Treble Cone Group and Submissions 2377, 2381 & 2382

<sup>173</sup> Submission 2376

<sup>174</sup> Submission 2377

<sup>175</sup> Submission 2382

<sup>176</sup> Submission 2381

<sup>177</sup> T Sunich, EiC, paragraphs 12.1-13.9

focus should be on minimising the amount of sediment exiting a site. However, he stated that prescribing erosion and sediment controls as permitted activity standards, that should apply to all sites and circumstances, is not possible due to the variability of earthworks sites and receiving environments. Controls need to be customised to the site and earthworks areas, highlighting the role of guidelines to achieve this.

160. In his section 42A Report<sup>178</sup>, Mr Wyeth did not agree with deleting Standard 25.5.12 in its entirety, on the basis of Mr Sunich’s observations of current practices in the District. Mr Wyeth did agree that the notified wording of the standard is uncertain, impractical and needs refinement, although he acknowledged that such refinement is problematic to monitor and enforce as a permitted activity standard. Mr Wyeth suggested alternative wording in his Section 42A Report, which then became the subject of evidence and questions from the Panel through the course of the hearing. The Panel, in its questions of Mr Wyeth, expressed concern regarding his amended wording for this, and other, standards that did not appear to be sufficiently certain or clear enough for permitted activity standards. Mr Wyeth accepted that in trying to draft standards that were more achievable than the notified standards, they had become less certain.
161. Mr Wyeth returned to the certainty of Standards 25.5.12 and 25.5.14 in his Reply evidence<sup>179</sup>. In order to improve the certainty and implementation of these standards, he recommended including reference to the erosion and sediment control guideline produced by the Auckland Council (GD05)<sup>180</sup>. He and Mr Sunich considered this is recognised as the most comprehensive guideline in New Zealand, with its predecessor (TD90)<sup>181</sup> having been widely used by councils throughout the country. He noted that GD05 also includes guidance on dust control. Mr Wyeth recommended this as an interim approach, in the absence of guidance having yet been developed by the Council for this District.
162. Mr Wyeth recommended reference to GD05 be included as a Note, in the same manner and with the same wording as is used in the Auckland Unitary Plan, whereby compliance with the standard is “*generally deemed to be compliance with*” GD05. He acknowledged that reference to this guideline as a Note does not fully address the Panel’s concerns regarding the use of the word “minimise” as part of a permitted activity standard. However, in his opinion, this is the preferable alternative, avoiding the use of an absolute term (such as the notified “prevent”) and providing a degree of flexibility in the selection and implementation of control measures from GD05.
163. We note here that we received evidence on Standard 25.5.12 from Mr Botting from Paterson Pitts<sup>182</sup> and Mr Henderson on behalf of the Treble Cone Group<sup>183</sup>, who both generally supported Mr Wyeth’s amendments to Standard 25.5.12 in his Section 42A Report.
164. Having considered the evidence before us, and the amendments recommended by Mr Wyeth in the Reply Version, we accept the evidence of Mr Wyeth and Mr Sunich. We accept that, in

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<sup>178</sup> J Wyeth, Section 42A Report, paragraphs 14.1-14.15

<sup>179</sup> J Wyeth, Reply Evidence, section 3

<sup>180</sup> Recommended citation: Leersnyder, H., Bunting, K., Parsonson, M., and Stewart, C. (2016). *Erosion and sediment control guide for land disturbing activities in the Auckland region*. Auckland Council Guideline Document GD2016/005. Prepared by Beca Ltd and SouthernSkies Environmental for Auckland Council

<sup>181</sup> Technical Publication No. 90, *Erosion and Sediment Control: Guidelines for Land Disturbing Activities*, Auckland Regional Council, 2007

<sup>182</sup> M Botting, Evidence presented at the hearing, paragraph 6

<sup>183</sup> R Henderson, EiC, paragraphs 136 & 153

the absence of Council-prepared erosion and sediment control guidelines for this District, reference to the Auckland guidelines as a means of compliance with Standard 25.5.12 is the most appropriate means of ensuring that sediment leaving an earthworks site is minimised to a practicable level, and Objective 25.2.1 achieved. We recommend that Standard 25.5.12 as set out in the Reply Version is accepted and the submissions from Paterson Pitts, the Real Journeys Group and the Treble Cone Group are accepted in part.

#### 6.2.3 *Standard 25.5.13 – Deposition of Material on Roads*

165. Submissions from Paterson Pitts, Federated Farmers, the Real Journeys Group and NZSki, amongst other submitters, raised similar concerns to those discussed above, regarding about the onerous nature of notified Standard 25.5.13, which required that no material being transported from one site to another be deposited on roads. They stated that the standard was overly onerous, and not practical to comply with all of the time as earthworks on occasions can result in material being deposited on roads, even if it is immediately cleaned-up.
166. In his Section 42A Report<sup>184</sup>, Mr Wyeth agreed with some of the concerns of the submitters regarding the wording of the standard. Although he acknowledged his suggestion was not ideal, he recommended amended wording requiring earthworks to be managed to avoid deposition on public roads or minimise it to the extent it does not cause nuisance effects. As with the previous standard, the Panel, in its questions of Mr Wyeth, expressed concern regarding his amended wording that did not appear to be sufficiently certain or clear enough for a permitted activity standard.
167. Mr Wyeth returned to the certainty of Standard 25.5.13 in his Reply evidence<sup>185</sup>. On further reflection, he considered that this standard was unnecessary as it is only likely to be relevant for larger earthworks sites that would require resource consent for non-compliance with other standards, such as the volume or area thresholds. In those circumstances, the management of adverse effects on roads can be addressed through consent conditions. Mr Wyeth recommended the deletion of Standard 25.5.13 and did not include it in his Reply Version.
168. We also received evidence on Standard 25.5.13 from Mr Botting from Paterson Pitts<sup>186</sup> and Mr Henderson on behalf of the Treble Cone Group<sup>187</sup>, who both generally supported Mr Wyeth's amendments to Standard 25.5.13 in his Section 42A Report.
169. We accept Mr Wyeth's evidence and his recommendation to delete Standard 25.5.13. We agree that the standard is unnecessary as it is only likely to be relevant for earthworks that require resource consent, when the management of adverse effects on roads can be addressed through consent conditions. We agree that this would overcome the Panel's concerns regarding the uncertainty of the wording and the difficulties this would cause with enforcement. We recommend deletion of Standard 25.5.13 as set out in the Reply Version and that the submissions from Paterson Pitts, the Real Journeys Group and the Treble Cone Group are accepted in part.

#### 6.2.4 *Standard 25.5.14 – Dust Control*

170. We have already partially addressed Standard 25.5.14, when considering Standard 25.5.12 above, as Mr Wyeth has recommended similar amendments in the Reply Version. Similar submissions were received from Paterson Pitts, the Real Journeys Group and NZSki, amongst

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<sup>184</sup> J Wyeth, Section 42A Report, paragraphs 15.1-15.15

<sup>185</sup> J Wyeth, Reply Evidence, section 10

<sup>186</sup> M Botting, Evidence presented at the hearing, paragraph 6

<sup>187</sup> R Henderson, EiC, paragraphs 136 & 153

other submitters, as for Standards 25.5.12 – 25.5.13. Evidence on Standard 25.5.14 from Mr Botting from Paterson Pitts<sup>188</sup> supported the amendments made by Mr Wyeth in his Section 42A Report.

171. Mr Wyeth initially responded in his Section 42A Report<sup>189</sup>, stating that it is appropriate for the PDP to retain a permitted activity standard relating to dust control during earthworks, as earthworks can give rise to dust which has the potential to have nuisance effects beyond the boundary of the site. He considered a standard is appropriate to help achieve Objective 25.2.1 to protect people and communities from the effects of earthworks. Mr Wyeth did not consider that the standard would be overly onerous and impractical to comply with, but did accept that the wording could be slightly refined. In his Reply evidence<sup>190</sup>, Mr Wyeth recommended including the same Note as for Standard 25.5.12, referring to the Auckland guidance document and, on further reflection, considered that the wording of Standard 25.5.14 could be simplified to state that dust shall not cause nuisance effects beyond the boundary of the site. He considered this would reduce the level of discretion in the standard and focus it on the performance standard to be achieved, along with the Note referring to GD05 as a means of compliance.
172. We accept the amendments recommended by Mr Wyeth to Standard 25.5.14 in the Reply Version of Chapter 25. We accept his evidence that, in the absence of Council-prepared earthworks guidelines for this District, reference to the Auckland guideline as a means of compliance with Standard 25.5.14 is the most appropriate means of ensuring that dust does not cause nuisance effects beyond the boundary of the site, and Objective 25.2.1 achieved. We recommend that Standard 25.5.14 as set out in the Reply Version is accepted and the submissions from Paterson Pitts, the Real Journeys Group and NZSki are accepted in part.

#### 6.2.5 *Standard 25.5.19 – Earthworks Setbacks from Site Boundaries*

173. Standard 25.5.19 sets out the requirements for earthworks in relation to site boundaries - distances of setbacks depending on the height of fill or height of retaining wall. The submission from Paterson Pitts and evidence from Mr Botting<sup>191</sup> raised several issues with the wording of this Standard, as follows:
- He did not agree with the way that setback distances from a boundary are calculated in Standard 25.5.19a.ii., and the resulting steepness of the permitted batter slopes. He recommended a steepness of 1:3 as a maximum batter angle for cut slopes and for fill.
  - He did not support the setback relating to fill in Standard 25.5.19a.i., as he considered that the formation of earthwork fill close to a site boundary should be subject to a similar slope requirement as that of an earthwork cut.
  - He did not support the exemption in Standard 25.5.19b.ii. for retaining walls that have building consent. He considered that there is potential for a retaining wall up to 2m high to be built close to or on a boundary without needing to obtain resource consent or require adjoining neighbours' approval. In his opinion, any retaining walls greater than 500mm on or near a boundary should require resource consent, irrespective of whether a building consent has been obtained.
174. At the Panel's request Mr Wyeth considered Mr Botting's suggestions regarding Standard 25.5.19 and responded in his Reply evidence<sup>192</sup>. He stated he had discussed Mr Botting's

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<sup>188</sup> M Botting, Evidence presented at the hearing, paragraph 6

<sup>189</sup> J Wyeth, Section 42A Report, paragraphs 15.20-15.30

<sup>190</sup> J Wyeth, Reply Evidence, section 3

<sup>191</sup> M Botting, Evidence presented at the hearing, paragraphs 8-12

<sup>192</sup> J Wyeth, Reply Evidence, section 5

amendments to Standards 25.5.19a.i and 25.5.19a.ii with Mr Sunich who agreed that a slope of 1:3 is appropriate for unsupported cut and fill; that this angle is consistent with the Council's Section 32 Report; and aligns with the guidance in the Council's subdivision code of practice. Mr Wyeth recommended that Standards 25.5.19a.i and 25.5.19a.ii and their associated Interpretative Diagrams 25.4 and 25.5 be amended to require a maximum batter slope angle of 1:3 (vertical: horizontal).

175. Mr Wyeth also considered Mr Botting's evidence regarding the exemption from the boundary setback requirements in Standard 25.5.19b. for retaining walls that have been granted building consent. Mr Wyeth agreed it was undesirable that retaining walls could be constructed on a boundary up to 2m in height without requiring a resource consent. He accepted Mr Botting's evidence and recommended that Standard 25.5.19b.ii. be deleted, although unfortunately it was not shown as deleted in the Reply Version.
176. We accept the evidence of Mr Botting and Mr Wyeth. We recommend Standards 25.5.19a.i, 25.5.19a.ii and Interpretative Diagrams 25.4 and 25.5 be amended as set out in Section 5 of the Reply evidence of Mr Wyeth and that Standard 25.5.19b.ii be deleted. We recommend that the submission from Paterson Pitts be accepted.

#### 6.2.6 *Standard 25.5.20 – Waterbodies*

177. In the Reply Version<sup>193</sup>, Standard 25.5.20 requires that earthworks within 10m of the bed of a water body, or any drain or water race that flows to a lake or river, not exceed 5m<sup>3</sup> in total volume within any consecutive 12-month period, subject to an exemption for artificial water bodies that do not flow to a lake or river. Several submissions were received on this standard. Fish and Game<sup>194</sup> supported the standard in part but opposed the exemption<sup>195</sup>. The Treble Cone Group and associated submitters<sup>196</sup>, and the Real Journeys Group, sought a lesser setback distance and/or a greater volume of earthworks to be permitted within the setback. The Real Journeys Group also sought an exemption for the installation of hazard protection works in and adjoining water bodies. The submitters with interests in ski areas (including NZSki) sought an exemption from Standard 25.5.20 for earthworks in SASZs, which we have addressed earlier in this Report.
178. In his evidence and in his presentation to the Panel<sup>197</sup>, Mr Sunich referred to his report<sup>198</sup> containing background analysis for Stage 2 of the PDP, in which he recommended that the earthworks setback distance be increased to 10m (from the 7m setback in the ODP) to reflect practical considerations and current practice elsewhere in New Zealand. His report had reviewed other district plans, including the recent Auckland Unitary Plan, and the NES-PF<sup>199</sup>, as to setbacks considered appropriate, and the scale of earthworks permitted within the

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<sup>193</sup> The notified Standard 25.5.20 did not include the allowance for 5m<sup>3</sup> of permitted earthworks within the 10m setback distance

<sup>194</sup> Submission 2455

<sup>195</sup> Fish and Game's concern regarding the wording of the exemption for artificial water bodies that do not flow to a lake or river has been addressed in the Reply Version of Standard 25.5.20.

<sup>196</sup> Treble Cone Group and Submissions 2377, 2381 & 2382

<sup>197</sup> T Sunich, EIC, paragraphs 11.6-11.8

<sup>198</sup> 4Sight Consulting. Queenstown Lakes District Council Proposed District Plan: Assessment of Thresholds for Earthworks. September 2017

<sup>199</sup> Both the 4Sight Consulting report and Mr Wyeth (EIC, paragraph 16.13) confirmed that the 10m earthworks setback in the NES-PF was determined on an assessment of current best practice around New Zealand and to be largely consistent with water body setbacks for earthworks in district and regional plans.



setbacks. Mr Sunich considered the increased setback distance (from the ODP) is appropriate as it provides:

- additional protection, and buffer, for river and lake environments;
- additional room to provide for erosion and sediment control (such as silt fences) to minimise and mitigate discharges to waterways; and
- protection of the structure and function of the riparian margin.

179. Mr Sunich also considered the decrease, from the ODP provisions, in the permitted volume of earthworks within the setback (from 20m<sup>3</sup> to 5m<sup>3</sup> in a 12-month period). He agreed with having a volume for permitted earthworks, as otherwise minor activities within the setback distance would be required to obtain resource consents, given the broad definition of “earthworks”. However, in his opinion, 20m<sup>3</sup> is not appropriate as it appears to be a large volume relative to the potential for adverse effects on the natural character of wetlands, lakes, rivers and their margins. He supported the 5m<sup>3</sup> in the Reply Version. In answer to the Panel’s questions, Mr Sunich explained his opinion that 20m<sup>3</sup> is a relatively significant volume of earthworks and may lead to significant adverse effects on riparian margins. He considered no allowance for earthworks in the setbacks is too restrictive, however, 5m<sup>3</sup> is not an insignificant allowance. He considered 5m<sup>3</sup> would give reasonable scope for earthworks to be undertaken without capturing minor activities, and enable tailored, relevant controls to be established through conditions for larger scale earthworks.
180. Mr Wyeth<sup>200</sup> referred us to the evaluation of this standard in the Section 32 Report. This evaluation recognised the additional costs in applying for resource consent but assessed this as a small cost relative to not managing the potential harm from uncontrolled earthworks within the margins of a waterbody. It identified benefits for management of adverse environmental effects, economic benefits in protecting the environmental reputation of the District, and social and cultural benefits from safeguarding the life supporting capacity of water. The Section 32 Report concluded that setback requirements will be effective in ensuring that adverse effects on landscape, amenity and character are appropriately managed in the context of the District’s sensitive environment. In terms of efficiency, the rules were not considered to be overly restrictive, introduced an appropriate scale of control, and were commensurate with the sensitivity of the receiving environment.
181. We received some limited planning evidence, and no technical evidence, on this matter on behalf of the Real Journeys and Treble Cone Groups of submitters.
182. Mr Henderson<sup>201</sup> agreed that a threshold limit is appropriate to avoid all earthworks within the setback requiring consent. He acknowledged that the figure will to some extent be arbitrary. He questioned the basis for Mr Sunich’s recommendation of 5m<sup>3</sup> but did not provide any evidence in support of an alternative threshold.
183. Mr Farrell<sup>202</sup> stated his belief that a 10m setback is very large and that, in his experience, most earthworks activities can be carried out within 10m of a waterbody without adverse effects, especially if erosion and sediment control measures are employed. He questioned the Council’s justification for the 10m setback, suggesting that alternative distances could be required depending on the slope of the land. In his experience, the topography of the land is a significant factor in the likelihood of earthworks affecting water quality and natural values. Mr Farrell, whilst providing examples, provided no technical justification for different setback

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<sup>200</sup> J Wyeth, Section 42A Report, paragraphs 16.12 & 16.16

<sup>201</sup> R Henderson, EiC, paragraph 147

<sup>202</sup> B Farrell, EiC, paragraph 24

distances based on the slope of the land. In response, Mr Wyeth<sup>203</sup> considered it would be overly complex from a compliance perspective to introduce multiple setback requirements based on land slope across the District, and that there are wider factors to take into account when considering the risk from adverse effects of earthworks (e.g. bank stability, vegetation removal, adequacy of erosion and sediment control measures).

184. We have considered the evidence before us, the Council's background technical report and its section 32 evaluation. We have no expert technical evidence from the submitters which would cause us to disregard the evidence from Mr Sunich on behalf of the Council, and nor do we consider it would be appropriate to do so. We consider the Council has evaluated the appropriateness of alternative options (particularly as between the ODP and notified PDP provisions), considering their benefits and costs, effectiveness and efficiency and the risk of retaining a less restrictive approach, such as in the ODP. We have no evidence before us on alternative methods that would enable us to reconsider the Council's recommended provisions in accordance with s32AA of the Act.
185. We agree with Mr Sunich and Mr Wyeth that the context of the District's environment is an important consideration when evaluating the appropriateness of this standard. A high level of importance is placed on the District's lakes, rivers and wetlands, demonstrated through the extent of identified ONLs and ONFs (including many waterbodies); the high natural character and biodiversity values of the waterbodies and their margins; the importance of the District's water resources and water quality to Kāi Tahu; and the contribution of the District's waterbodies to amenity values for residents and visitors. These factors are encapsulated in Chapter 3 Strategic Directions, through the direction contained in Objectives 3.2.4, 3.2.5 and 3.2.7 and Policies 3.3.17 to 3.3.19 and 3.3.29 to 3.3.35, as well as in Chapter 5 Tangata Whenua. We have set out our understanding of the direction provided by Chapter 3 earlier in this Report, concluding that this gives a strong direction to Chapter 25 in relation to sediment generation and other adverse effects, including on water quality, landscape, natural character and Kāi Tahu values. In this context, and to achieve the Strategic objectives and policies, as well as Objective 25.3.1, we consider it is most appropriate for Chapter 25 to include firm control over the effects of earthworks in close proximity to waterbodies. We consider the provisions contained in the Reply Version of Standard 25.5.20 would be effective and efficient in achieving this.
186. In terms of the more specific submissions on the wording of Standard 25.5.20, Fish and Game's concern regarding the wording of the exemption for artificial water bodies has been clarified in the Reply Version of the standard. The concern of the Real Journeys Group that the standard does not apply to artificial watercourses has also been addressed through Mr Wyeth's recommended amendments to the wording. Mr Wyeth has recommended a further exemption from Standard 25.5.20 to provide for the "*Maintenance and repairing of existing hazard protection structures in and around a water body*", in response to the evidence on behalf of the Real Journeys Group<sup>204</sup> regarding the need to maintain such works on Walter Peak (in accordance with ORC's Water Plan requirements). We accept Mr Wyeth's recommendation as appropriately allowing for such maintenance and repair works.
187. Accordingly, we recommend Standard 25.5.20 be amended as set out in the Reply Version. We recommend that the submission from Fish and Game is accepted, and those from the Treble Cone Group and associated submitters<sup>205</sup>, and the Real Journeys Group, be accepted in

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<sup>203</sup> J Wyeth, Rebuttal Evidence, paragraphs 4.14-4.17

<sup>204</sup> F Black, EiC, paragraphs 29-36; Ben Farrell, EiC, paragraphs 22-23

<sup>205</sup> Treble Cone Group and Submissions 2377, 2381 & 2382

part (in so far as provision has been included for small scale earthworks within the waterbody setback).

6.2.7 *Standard 25.5.22 - Cleanfill*

188. Standard 25.5.22 requires a restricted discretionary activity consent where more than 300m<sup>3</sup> of Cleanfill is transported to or from an area that is the subject of earthworks. Darby Planning LP<sup>206</sup>; Lakes Hayes Limited<sup>207</sup>; Glendhu Bay Trustee Limited<sup>208</sup>; and Henley Downs Farm Holdings Limited and Henley Downs Land Holdings Limited<sup>209</sup> opposed this standard due to the overlapping definition and potential confusion with the requirements of Rule 25.4.3. The submissions seek the deletion of the standard. Rule 25.4.3 requires a restricted discretionary activity consent for earthworks for the construction or operation of a Cleanfill Facility<sup>210</sup>.
189. Mr Wyeth responded to this submission in his Section 42A Report<sup>211</sup>. He agreed that the submissions on this matter demonstrate that the relationship between Standard 25.5.22 and Rule 25.4.3 is not clear. He explained that Rule 25.4.3 relates to earthworks for the construction and operation of a Cleanfill Facility, whereas Standard 25.5.22 relates to the transportation of Cleanfill material by road to or from an earthworks site. He did not agree that Standard 25.5.22 should be deleted. He understood the need for the standard arose from a concern about managing the effects of material from earthworks being taken off-site and deposited elsewhere in the District, and there being no ability to manage those effects in the ODP. Mr Wyeth did not recommend any changes to Standard 25.5.22.
190. Mr Henderson provided evidence on this standard on behalf of the group of submitters. Despite Mr Wyeth's explanation in his Section 42A Report, Mr Henderson still considered that greater clarity is needed between Rule 25.4.3 and Standard 25.5.22 to ensure efficient management of these provisions. In the absence of that clarity he continued to recommend deletion of the Standard.
191. We do not agree that there is a great deal of confusion between these two provisions. We can see how the omission of the word "Facility" in Rule 25.4.3 may have resulted in some confusion. We also consider that some confusion could have arisen because of the structure of Standard 25.5.22. We note that it is written more as an Activity (for which consent is required), rather than as a permitted activity Standard. We consider some minor amendment to the structure of Standard 25.5.22, in accordance with clause 16(2), could make it read as a Standard without changing its meaning or intent, as follows:

*No more than 300m<sup>3</sup> of Cleanfill shall be transported by road to or from an area subject to Earthworks.*

192. With these changes, we consider there would be adequate clarity that Rule 25.4.3 is a specific requirement for consent for earthworks associated with a Cleanfill Facility, being land used solely for the disposal of Cleanfill. Whereas, Standard 25.5.22 is a permitted activity standard

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<sup>206</sup> Submission 2376

<sup>207</sup> Submission 2377

<sup>208</sup> Submission 2382

<sup>209</sup> Submission 2381

<sup>210</sup> In the notified Rule 25.4.3 the word "Facility" was omitted. This may have caused some of the confusion. In his Rebuttal Version of Chapter 25, Mr Wyeth recommended adding the word "Facility" to be consistent with the defined term.

<sup>211</sup> J Wyeth. Section 42A Report. Paragraphs 16.63-16.69

which would require consent for transporting more than 300m<sup>3</sup> of Cleanfill by road to or from an earthworks site, with Cleanfill being the material itself.

193. We accept Mr Wyeth's evidence that there is a need for Standard 25.5.22 and have not received evidence from Mr Henderson that satisfied us there is no need for this standard in order to manage the effects of transporting cleanfill in the District. Accordingly, we recommend that the submissions be rejected, and Standard 25.5.22 retained and amended as we have set out above.

## 7. SECTION 25.6 NON-NOTIFICATION OF APPLICATIONS

194. There were few submissions on these provisions of Chapter 25, and we heard only very limited evidence in the presentation from Mr Duncan White<sup>212</sup> on behalf of Paterson Pitts who stated that he still maintained a preference for more comprehensive and specific non-notified provisions than those contained in the notified Chapter 25.
195. Mr Wyeth addressed these submissions in his Section 42A Report<sup>213</sup>, giving his opinion that it is generally preferable for councils to have full discretion to notify or limited notify an application on a case-by-case basis in accordance with s95-95G of the Act. which are now relatively prescriptive. He expected the majority of earthworks applications would continue to be processed without notification. However, he noted that applications for exceeding earthworks volume thresholds may result in minor or more than more adverse effects on amenity, landscape and land stability, that may warrant an application being notified in some circumstances. Mr Wyeth recommended the submissions to preclude notification or to adopt the approach of the OPD be rejected.
196. The Panel asked Mr Wyeth to consider whether wider provision should be included for non-notification for earthworks applications, whether there is scope in the submissions, or whether the revised notification provisions of the Act will have the same effect. Mr Wyeth responded to the Panel's request in his Reply evidence<sup>214</sup>. He reiterated his preference for councils to have discretion regarding notification in accordance with the requirements of the Act. However, he acknowledged that there can be benefits in terms of certainty and efficiency, for both applicants and the councils, through the inclusion of rules in a plan that preclude notification, so that all of the steps in s95-95G of the Act do not need to be undertaken.
197. Mr Wyeth considered the submissions provided scope to widen provision for non-notification. He evaluated the new notification provisions in the Act and concluded that earthworks associated with the construction or alteration of residential dwellings would be precluded from notification by s95A95)(b)(ii) of the Act. In his opinion, this would capture the majority of earthworks occurring in residential zones, and a large portion of the earthworks consents in the District.
198. Mr Wyeth referred us to the Council's Section 32 Report for Chapter 25. This supported non-notification of applications for non-compliance with the area thresholds (as set out in 25.6.1) but, otherwise, public or limited notification was not precluded by the notified PDP for non-compliance with other standards. This was on the basis that adverse effects from earthworks can be significant, locations in the District can be sensitive, and there are range of potential effects on other persons and statutory agencies. Mr Wyeth continued to support the approach

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<sup>212</sup> D White, Evidence presented at the hearing, paragraph 4

<sup>213</sup> J Wyeth, Section 42A Report, paragraphs 17.1-17.7

<sup>214</sup> J Wyeth, Reply Evidence, section 4

of the notified PDP. In his view, the risks associated with precluding notification for non-compliance with other earthworks standards are greater than the likely benefits to Council and applicants in terms of certainty and efficiency. He considered the process for determining notification or non-notification under the Act appropriately allows decisions to be made based on the degree of adverse environmental effects on the environment and other persons. He noted that the approach of the notified PDP is consistent with other plans such as the Auckland Unitary Plan.

199. We are grateful to Mr Wyeth for his consideration of these matters, and for outlining the implications from the new notification provisions in the Act. We accept his evidence and his recommendation to retain the notification provisions as proposed in the notified PDP. We recommend that the requests to preclude notification of applications that exceed the earthworks volume thresholds, or to adopt the approach in the ODP, are rejected.

## 8. SECTIONS 25.7 MATTERS OF DISCRETION AND 25.8 ASSESSMENT MATTERS

200. We heard little specific evidence on the amendments sought by submitters to the Matters of Discretion or Assessment Matters. Mr Wyeth recommended amendments to these matters in response to submissions in both this Section 42A Report<sup>215</sup> and his Rebuttal evidence<sup>216</sup>. These included refined wording for Assessment Matter 25.8.2d. in response to the evidence of Mr Timothy Williams<sup>217</sup> for RPL and QPL; and changing references to “*indigenous biodiversity*” to the more general “biodiversity” in response to the submission from Fish and Game. We accept the amendments recommended by Mr Wyeth as shown in the Reply Version.
201. The evidence from Mr Farrell for the Real Journeys Group<sup>218</sup> challenged the inclusion of detailed Assessment Matters in Chapter 25. Whilst he considered they were helpful in providing some guidance when assessing applications, he did not consider they were the most appropriate method for implementing the objectives. He did not consider that the Council had considered alternative options for providing this guidance, such as removing the Assessment Matters from the Plan and including them in a separate non-statutory document, or including a statement in the PDP that the Assessment Matters are not mandatory and should be applied on a case-by-case basis.
202. Mr Wyeth responded to this submission and acknowledged that Assessment Matters have generally been removed from the PDP in the interests of streamlining the plan and so that activities can be assessed through the relevant objectives and policies. He referred to the Section 32 Report for Chapter 25 which gave the reasons for retaining Assessment Matters in this chapter, namely that they articulate a finer level of detail than the policies as to how earthworks activities should be designed and undertaken to be consistent with the policies. Based on the Section 32 Report’s reasons and that most submitters supported the Assessment Matters, Mr Wyeth recommended the request from the Real Journeys Group to delete the Assessment Matters from Chapter 25 be rejected.
203. The Panel acknowledges that it is a matter of preference for a council as to whether or not it includes detailed Assessment Matters in its plan, and that this preference can extend to including Assessment Matters in some chapters and not others, depending on their utility and

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<sup>215</sup> J Wyeth, Section 42A Report, section 18

<sup>216</sup> J Wyeth, Rebuttal Evidence, paragraphs 6.13-6.15

<sup>217</sup> T Williams, EiC, paragraphs 5.17-5.21

<sup>218</sup> B Farrell, EiC, paragraph 28

effectiveness. In this case, we accept that the Council has chosen to include Assessment Matters in Chapter 25 despite them being generally removed from the PDP. Mr Wyeth explained that the alternatives of not including Assessment Matters has been considered by the Council in the Section 32 Report and in response to submissions on this Chapter and others. We are satisfied that the Council has had adequate regard to alternatives and accept Mr Wyeth's recommendation to retain 25.8 Assessment Matters. Subject to some minor wording clarification we have included (without changing the meaning or intent), we recommend the submission from the Real Journeys Group be rejected.

204. We also note here that Ms Baker-Galloway<sup>219</sup> raised the matter of the positive benefits from earthworks being listed in all Matters of Discretion, in order that they can be considered when assessing restricted discretionary activity applications. This was responded to by Ms Scott on behalf of the Council in its Reply Representations / Legal Submissions (in relation to Chapter 38). The Panel has considered this matter in Part A of this Report.

## 9. SCHEDULE 25.9 INTERPRETATIVE DIAGRAMS

205. Schedule 25.9 contains a number of diagrams to assist with interpretation of the earthworks standards, particularly the setbacks of earthworks from site boundaries. We received evidence on these interpretative diagrams from Mr Botting on behalf of Paterson Pitts which we have already addressed in relation to the relevant standards. Subject to the amendments we recommend in response to Mr Botting's evidence and the responses from Mr Wyeth and Mr Sunich, we recommend these diagrams in accepted.

## 10. SCHEDULE 25.10 ACCIDENTAL DISCOVERY PROTOCOL

206. Schedule 25.10 sets out a protocol in the event of an accidental discovery during earthworks of material listed in Standard 25.5.15, being kōiwi tangata, wāhi taoka, wāhi tapu or other Māori artefact material; any feature or archaeological material that predates 1900; or evidence of contaminated land. Standard 25.5.15 requires earthworks that discover any such material to comply with the standards and procedures in Schedule 25.10 'Accidental Discovery Protocol'.
207. We heard little evidence in relation to Schedule 25.10. Most of the submissions<sup>220</sup> supported it and sought that it be retained. Submissions from Sean McLeod<sup>221</sup> and the Real Journeys Group sought that the schedule be deleted. We did not hear evidence from Mr McLeod and Mr Farrell did not address this aspect in his evidence for the Real Journeys Group. Mr Henderson supported the retention of Schedule 25.10 in his evidence<sup>222</sup> for the Treble Cone Group. Mr Wyeth addressed these submissions in his Section 42A Report<sup>223</sup> and recommended that the submissions from Mr McLeod and the Real Journeys Group be rejected, on the basis that it is effective and efficient to include the protocol in the PDP, to alert plan users, provide certainty as to the procedures to follow, and a clear link to Standard 25.5.15. We accept Mr Wyeth's evidence and agree with his reasoning regarding the appropriateness of including an Accidental Discovery Protocol for earthworks in the PDP.

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<sup>219</sup> Maree Baker-Galloway, legal submission for the Real Journeys Group

<sup>220</sup> The Treble Cone Group and associated Submissions 2377, 2381 & 2382; and Submissions 2311 and 2484

<sup>221</sup> Submission 2349

<sup>222</sup> R Henderson, EiC, paragraph 158

<sup>223</sup> J Wyeth, Section 42A Report, section 19

208. The Panel does have a concern regarding the structure and wording of the protocol in Schedule 25.10. As stated in Standard 25.5.15, the protocol is a standard that is applied to permitted activities. The protocol must be written in a clear, directive form, that can be applied in this way. It must state what “shall be” done, rather than what will be “determined” by the Council, for example. A resource consent is only required if the protocol is not adhered to, so reference to consent holders is not relevant in a standard. We have made some amendments to the structure and clarity of the wording in the protocol, in accordance with clause 16(2), without changing its meaning or intent, in order to ensure it can act as a standard for permitted activities. Subject to those amendments, we recommend Schedule 25.10 be included in Chapter 25 and those submissions seeking its deletion be rejected.

## 11. VARIATION TO STAGE 1 PDP CHAPTER 2 DEFINITIONS

209. The Stage 2 Variation to Stage 1 Chapter 2 Definitions amended the definitions of Earthworks, Landfill and Mining Activity; and introduced new definitions for Cleanfill, Cleanfill Facility, Mineral Exploration, Mineral Prospecting and Regionally Significant Infrastructure. We heard little evidence in relation to these definitions. Ms Kim Reilly<sup>224</sup>, on behalf of Federated Farmers, accepted the comments in the Section 42A Report in respect of its submission points on definitions. Mr Henderson<sup>225</sup>, on behalf of the Treble Cone Group, stated that the submitters opposed the inclusion of “the deposition and removal of cleanfill” into the definition of “Earthworks”, on the basis that it is defined separately and subject to a discretionary activity rule regardless of volume. However, he provided no planning evidence to support this submission.

210. Mr Wyeth addressed submissions on the definitions in his Section 42A Report<sup>226</sup> and recommended that the submission from the Treble Cone Group relating to the inclusion of “cleanfill” within the “Earthworks” definition be rejected. Mr Wyeth referred to the draft National Planning Standards which are seeking to standardise some definitions across planning documents. He acknowledged that no weight can be put on these Standards, as they are still draft and may be subject to change following public consultation. However, he considered they provide a useful guide as to the national direction and have been prepared following consideration of existing definitions in plans across the country. Mr Wyeth noted that, in combination, the definitions of “earthworks” and “land disturbance” in the draft National Planning Standards, specifically include “cleanfill”.

211. In addition, as we have discussed earlier in this Report, Mr Wyeth explained that there appears to be a misunderstanding about the purpose of Rule 25.4.3, which relates to earthworks for the construction and operation of a Cleanfill Facility, being land used solely for the disposal of Cleanfill; whereas earthworks generally may (and often will) include the deposition or removal of Cleanfill, unrelated to a “Cleanfill Facility”. As we noted previously, Mr Wyeth recommended adding the word “Facility” to Rule 25.4.3 to be consistent with the defined term and, potentially, improve clarity.

212. We accept Mr Wyeth’s explanation of the relationship between Rule 25.4.3 and the inclusion of cleanfill in the general definition of earthworks. We agree this necessary to ensure that effects from the deposition or removal of cleanfill, in a manner unrelated to a “Cleanfill Facility”, is treated in the same way as other earthworks activities, with the same standards and consent requirements. We are satisfied that the wording of the definition of

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<sup>224</sup> K Reilly, EiC, paragraph 50

<sup>225</sup> R Henderson EiC, paragraph 151 & 159

<sup>226</sup> J Wyeth, Section 42A Report, paragraphs 20.1-20.20

“Earthworks” is the most appropriate to achieve the objectives of Chapter 25. We recommend that the submissions from the Treble Cone Group regarding the definition of “Earthworks” are rejected, and the definition included in the Reply Version be accepted.

## 12. VARIATION TO STAGE 1 PDP CHAPTER 27 SUBDIVISION AND DEVELOPMENT

213. The Stage 2 Variation to Stage 1 Chapter 27 Subdivision and Development amended Rule 27.3.2.1 in order to specify the relationship between Chapters 25 and 27 for earthworks undertaken at the time of subdivision. Submissions were received on this variation from the Jacks Point Group and Glendhu Bay Trustees Ltd<sup>227</sup> requesting that Rule 27.3.2.1 be amended to better explain and clarify the relationship between the two chapters. We have addressed this matter earlier in this report, when we considered submissions seeking exemptions from Chapter 25 for earthworks associated with subdivision. We have recommended amendments to both Rule 25.3.4.1 and Rule 27.3.2.1 to clarify the relationship between these chapters. As a result, we recommend that the submissions on the variation to Chapter 27 be accepted in part.

## 13. VARIATION TO STAGE 1 CHAPTER 41 JACKS POINT ZONE

214. The Stage 2 Variation to Stage 1 Chapter 41 Jacks Point Zone struck out the earthworks-related provisions from Chapter 41, in order that they could be integrated into the notified Chapter 25. The evidence for the Jacks Point Group<sup>228</sup> was that they generally supported the integration of all earthworks provisions into the standalone Chapter 25. No submissions were received on this variation. Accordingly, we have not addressed this variation further in the report.

## 14. RECOMMENDED AMENDMENTS PURSUANT TO CLAUSE 16(2)

215. Clause 16(2) of the First Schedule to the Act provides that:

*(2) a local authority may make an amendment, without using the process in the schedule, to its proposed policy statement or plan to alter any information, where such alteration is of minor effect or may correct any minor errors.*

216. We have set out below our recommendations for amendments pursuant to Clause 16(2). We have not included circumstances where consequential changes are required as a result of changes to policy/rule numbers or deletion of provisions.
217. The amendments made to the text under Clause 16(2) below have already been included in the text changes attached in Appendix 1.
- (a) 25.1 Purpose – consequential amendments as a result of changes to the rules specifying the relationship between earthworks controls under Chapter 25 and subdivisions involving earthworks in Chapter 27.
  - (b) Sections 25.3 and 25.8 – replace “*land disturbance activities*” with “*earthworks*”.
  - (c) Section 25.3 – amended the format and headings, and minor wording changes, to be consistent with the format and wording of the Chapters in the PDP (Decisions Version)
  - (d) Section 25.3 – added reference to the NES-PF.

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<sup>227</sup> Submission 2382

<sup>228</sup> R Henderson, EiC, paragraph 17



- (e) Rule 25.4.1 – restructured the wording of the rule to distinguish more clearly between compliance with the standards in Tables 25.2 & 25.3 and the activity statuses listed in Table 25.1
- (f) Table 25.2 – correct references to names of zones and areas to be consistent with the PDP (Decisions Version).
- (g) Table 25.3 – delete references to matters of discretion in each standard and replace with general reference in Clause 25.3.2.3.
- (h) Standard 25.5.20 – minor clarifications to the wording to improve ease of interpretation.
- (i) Standard 25.5.22 – minor amendments to write as a standard for permitted activities, rather than an activity status.
- (j) Schedule 25,10 – minor amendments to write schedule as a standard for permitted activities, rather than as conditions for resource consents.

## 15. OVERALL RECOMMENDATION

218. For the reasons set out above, we are satisfied that:
- the amendments we are recommending to the objectives are the most appropriate way to achieve the purpose of the Act,
  - the amendments we are recommending to the policies and rules are the most efficient and effective in achieving the objectives of the PDP; and
  - our recommended amendments to the rules will be efficient and effective in implementing the policies of the Plan.
219. For all the reasons above, we recommend the Council adopt Chapter 25, and its associated variations to Chapters 2, 27 and 41, with the wording as set out in Appendix 1, and accept, accept in part, or reject the submissions on this chapter as set out in Appendix 2.

For the Hearing Panel



Denis Nugent, Chair  
Dated: 11 January 2019

**Appendix 1: Chapter 25 and Variations to Chapters 2, 27 and 41 as Recommended**

# 25 Earthworks

## 25.1 Purpose

Earthworks are often a necessary component of the use and development of rural and urban land, and are often an integral part of the development, operation, maintenance and upgrading of infrastructure. Within urban areas, some modification of the landscape is inevitable in order to provide for development, including creating functional, safe and stable building sites, as well as roads and access ways with appropriate gradients. Within rural areas, some smaller scale earthworks are required to ensure the ongoing viability of rural land uses.

Within both rural and urban locations earthworks have the potential for adverse effects on landscape and visual amenity values and require management to ensure the District's Outstanding Natural Features, Landscapes, amenity values, cultural values, waterbodies and their margins are protected from inappropriate development.

Earthworks associated with construction, subdivision, land use and development can cause erosion of land and sedimentation of stormwater. Unless appropriately managed this could affect stormwater networks, or result in sediment entering wetlands, rivers and lakes. Earthworks can also create temporary nuisance effects from dust, noise and vibration that require management. The focus of Chapter 25 is therefore on ensuring the adverse effects of earthworks are appropriately managed and minimised. It does not seek to discourage or avoid earthworks in the District.

The volume, cut and fill limits in the Earthworks Chapter do not apply to earthworks associated subdivisions. All other rules in the Earthworks Chapter apply to subdivisions to manage potential adverse effects from for instance, earthworks near water bodies or cut and fill adjacent to neighbouring properties. Applications for subdivisions involving earthworks shall also be considered against the matters of discretion and assessment matters in this chapter.

Earthworks in this plan encompass the defined activities of earthworks but exclude cultivation, mineral prospecting, exploration and mining activity.

## 25.2 Objectives and Policies

**25.2.1 Objective – Earthworks are undertaken in a manner that minimises adverse effects on the environment, protects people and communities, and maintains landscape and visual amenity values.**

### Policies

25.2.1.1 Ensure earthworks minimise erosion, land instability, and sediment generation and off-site discharge during construction activities associated with subdivision and development.

25.2.1.2 Manage the adverse effects of earthworks to avoid inappropriate adverse effects and minimise other adverse effects, in a way that:

- a. Protects the values of Outstanding Natural Features and Landscapes;
- b. Maintains the amenity values of Rural Character Landscapes
- c. Protects the values of Significant Natural Areas and the margins of lakes, rivers and wetlands;
- d. Minimises the exposure of aquifers, in particular the Wakatipu Basin, Hāwea Basin, Wanaka Basin and Cardrona alluvial ribbon aquifers;

Note: These aquifers are identified in the Otago Regional Plan: Water for Otago 2004.

- e. Protects Māori cultural values, including wāhi tapu and wāhi tūpuna and other sites of significance to Māori;
- f. Protects the values of heritage sites, precincts and landscape overlays from inappropriate subdivision, use and development; and
- g. Maintains public access to and along lakes and rivers.

- 25.2.1.3 Avoid, where practicable, or remedy or mitigate adverse visual effects of earthworks on visually prominent slopes, natural landforms and ridgelines.
- 25.2.1.4 Manage the scale and extent of earthworks to maintain the amenity values and quality of rural and urban areas.
- 25.2.1.5 Design earthworks to recognise the constraints and opportunities of the site and environment.
- 25.2.1.6 Ensure that earthworks are designed and undertaken in a manner that does not adversely affect infrastructure, buildings and the stability of adjoining sites.
- 25.2.1.7 Encourage limiting the area and volume of earthworks being undertaken on a site at any one time to minimise adverse effects on water bodies and nuisance effects of adverse construction noise, vibration, odour, dust and traffic effects.
- 25.2.1.8 Undertake processes to avoid adverse effects on cultural heritage, including wāhi tapu, wāhi tūpuna and other taonga, and archaeological sites, or where these cannot be avoided, effects are remedied or mitigated.
- 25.2.1.9 Manage the potential adverse effects arising from exposing or disturbing accidentally discovered material by following the Accidental Discovery Protocol in Schedule 25.10.
- 25.2.1.10 Ensure that earthworks that generate traffic movements maintain the safety of roads and accesses, and do not degrade the amenity and quality of surrounding land.
- 25.2.1.11 Ensure that earthworks minimise natural hazard risk to people, communities and property, in particular earthworks undertaken to facilitate land development or natural hazard mitigation.

**25.2.2 Objective – The social, cultural and economic wellbeing of people and communities benefits from earthworks**

**Policies**

- 25.2.2.1 Enable earthworks that are necessary to provide for people and communities wellbeing, having particular regard to the importance of:
- a. Nationally and Regionally Significant Infrastructure;
  - b. tourism infrastructure and activities, including the continued operation, and provision for future sensitive development of recreation and tourism activities within the Ski Area Sub Zones and the vehicle testing facility within the Waiorau Ski Area Sub Zone;
  - c. minimising the risk of natural hazards;
  - d. enhancing the operational efficiency of farming including maintenance and improvement of track access and fencing; and
  - e. the use and enjoyment of land for recreation, including public walkways and trails.

**25.3 Other Provisions and Rules**

**25.3.1 District Wide**

Attention is drawn to the following District Wide chapters.

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

25.3.1.1 Refer to Chapter 33 Indigenous Vegetation and Biodiversity for earthworks within Significant Natural Areas. The provisions of this chapter apply in addition to the provisions in Chapter 33 Indigenous Vegetation and Biodiversity.

25.3.1.2 Earthworks are also managed as part of development activities and modifications to Historic Heritage items and settings identified on the Planning Maps and in Chapter 26 Historic Heritage. The provisions of this chapter apply in addition to the provisions in Chapter 26 Historic Heritage.

25.3.1.3 The rules relating to construction noise and vibration are managed in Chapter 36: Noise. Consideration of construction noise and vibration associated with earthworks are included as matters of discretion in Part 25.7 and assessment matters in Part 25.8 as a component of the management of the potential adverse effects of earthworks.

### **25.3.2 Interpreting and Applying the Rules**

25.3.2.1 A permitted activity must comply with all the rules listed in the Activity and Standards tables, and any relevant district wide rules, otherwise a resource consent will be required.

25.3.2.2 Where an activity does not comply with a Standard listed in the Standards table, the activity status identified by the Non-Compliance Status column shall apply. Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.

25.3.2.3 For restricted discretionary activities, the Council shall restrict the exercise of its discretion to the matters listed in 25.7 Matters of Discretion.

25.3.2.4 The rules for any zone include any subzone or overlay applicable to that zone, except where otherwise specified.

25.3.2.5 Earthworks associated with subdivisions under Chapter 27 are exempt from the following Rules:

- a. Table 25.2 Maximum Volume;
- b. Rule 25.5.15 Cut Standard; and
- c. Rule 25.5.16 Fill Standard.

All other rules in the Earthworks Chapter apply to earthworks associated with a subdivision. Applications for earthworks that are associated with subdivision shall be considered against the matters of discretion for earthworks in Part 25.7 and assessment matters in Part 25.8.

Applications for subdivision involving any earthworks shall be considered against the matters of discretion for earthworks in Part 25.7 and assessment matters in Part 25.8.

25.3.2.6 Earthworks within the Ski Area Sub Zones and vehicle testing facilities within the Waairau Ski Area Sub Zone are exempt from the earthworks rules, with the exception of the following rules that apply:

- a. Rules 25.5.12 and 25.5.13 that control erosion and sediment and dust;
- b. Rule 25.5.19 setbacks from waterbodies; and
- c. Rule 25.5.20 exposing groundwater.

- 25.3.2.7 Earthworks within the Rural Zone, Gibbston Character Zone and Rural Lifestyle Zone to facilitate the construction of a building and landscaping authorised by resource consent within an approved building platform are exempt from the following rules:
- a. Table 25.2 Maximum Volume;
  - b. Rule 25.5.15 Cut Standard; and
  - c. Rule 25.5.16 Fill Standard.
- 25.3.2.8 The provisions in this chapter do not apply to the following activities in Chapter 30 Energy and Utilities:
- a. Earthworks, buildings, structures and National Grid sensitive activities undertaken within the National Grid Yard;
  - b. Earthworks for the placement of underground electricity cables or lines.
  - c. Earthworks for the construction, alteration, or addition to underground lines.
- 25.3.2.9 Earthworks shall be calculated as follows:
- a. The maximum volume and area of earthworks shall be calculated per site, within any consecutive 12 month period
  - b. Volume shall mean the sum of all earth that is moved within a site and includes the total of any combined cut and fill. Refer to Interpretive Diagrams 25.1 to 25.3 located within Schedule 25.9
- 25.3.2.10 Earthworks for the following shall be exempt from the rules in Tables 25.1 to 25.3:
- a. Erosion and sediment control except where subject to Rule 25.5.19 setback from waterbodies.
  - b. The digging of holes for offal pits
  - c. Fence posts.
  - d. Drilling bores.
  - e. Mining Activity, Mineral Exploration or Mineral Prospecting.
  - f. Planting riparian vegetation.
  - g. Internments within legally established burial grounds.
  - h. Maintenance of existing vehicle and recreational accesses and tracks, excluding their expansion.
  - i. Deposition of spoil from drain clearance work within the site the drain crosses.

- j. Test pits or boreholes necessary as part of a geotechnical assessment or contaminated land assessment where the ground is reinstated to existing levels within 48 hours.
- k. Firebreaks not exceeding 10 metres width.
- l. Cultivation and cropping.
- m. Fencing in the Rural Zone, Wakatipu Basin Rural Amenity Zone (excluding the Precinct), Rural Lifestyle Zone and Gibbston Character Zone where any cut or fill does not exceed 1 metre in height or any earthworks does not exceed 1 metre in width.
- n. Earthworks where the following National Environmental Standards have regulations that prevail over the District Plan:
  - (i) Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009.
  - (ii) Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.
  - (iii) Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016.
  - (iv) Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2016.

25.3.2.11 The following abbreviations are used within this Chapter.

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

### 25.3.3 Advice Notes - Regional Council Provisions

25.3.3.1 Some earthworks activities including those that:

- a. involve the diversion of water; including any earthworks structures used for flood hazard mitigation; or
- b. discharge of stormwater with sediment; or
- c. modification to water bodies including wetlands; or
- d. result in the exposure of groundwater aquifers:  
are subject to the Otago Regional Council Regional Plan: Water for Otago 2004.

25.3.3.2 Cleanfill and Landfill activities are also subject to the Otago Regional Council Regional Plan: Waste for Otago 1997.

### 25.3.4 Advice Notes - General

25.3.4.1 Those who wish to undertake earthworks in the vicinity of Queenstown Airport or Wanaka Airport are referred to Figures 1 to 4 of the Planning Maps which identify the Airport Approach and Protection Measures, and Airport Protection Inner Horizontal and



Conical Surfaces for Queenstown Airport and Wanaka Airport. Land use restrictions within these areas are further described in Chapter 37: Designations, Parts D.3 and E.2. Persons who wish to undertake earthworks are advised to consult with the relevant requiring authority and the Civil Aviation Authority.

25.3.4.2 Part I of the Heritage New Zealand Pouhere Taonga Act 2014 states that no work may be undertaken on an archaeological site (whether recorded or unrecorded) until an archaeological authority to destroy, damage or modify a site has been granted by Heritage New Zealand Pouhere Taonga in accordance with that Act. Note: A recorded site is an archaeological site recorded via the New Zealand Archaeological Association's Site Recording Scheme and information is available at [www.archsite.org.nz](http://www.archsite.org.nz).

25.3.4.3 Attention is drawn to the following iwi management plans that should be taken into account of and given regard to when assessing resource consent applications:

- a. Te Tangi a Taurira: The Cry of the People, the Ngāi Tahu ki Murihiku Iwi Management Plan for Natural Resources 2008.
- b. Kāi Tahu ki Otago Natural Resource Management Plans 1995 and 2005.

25.3.4.4 Resource consent may be required for earthworks under the following National Environmental Standards:

- a. Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. In particular for earthworks associated with the removal or replacement of fuel storage tanks, earthworks associated with sampling or disturbance of land identified in the Listed Land Use Register held by the Otago Regional Council. In these instances, the NES applies instead of the District Plan provisions.
- b. The Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016. In particular for earthworks associated with antennas and cabinets. Refer to Chapter 30 Energy and Utilities for clarification as to whether the NES applies instead of the District Plan provisions.
- c. The Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009. Refer to Chapter 30 Energy and Utilities for clarification as to whether the NES applies instead of the District Plan provisions.
- d. The Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.

## 25.4 Rules – Activities

	<b>Table 25.1 - Earthworks Activities</b>	<b>Activity Status</b>
<b>25.4.1</b>	<b>Earthworks that comply with all of the standards in Tables 25.2 and 25.3, except where listed in Table 25.1 as a restricted discretionary or discretionary activity.</b>	P

	<b>Table 25.1 - Earthworks Activities</b>	<b>Activity Status</b>
<b>25.4.2</b>	<b>Earthworks that do not comply with the standards for the maximum total volume of earthworks in Table 25.2.</b>	RD
<b>25.4.3</b>	<b>Earthworks for the construction or operation of a Cleanfill Facility.</b>	RD
<b>25.4.4</b>	<b>Earthworks for the construction or operation of a Landfill.</b>	D
<b>25.4.5</b>	<b>Earthworks</b> 25.4.5.1 that modify, damage or destroy a wāhi tapu, wāhi tūpuna or other site of significance to Māori whether identified on the Planning Maps or not; or 25.4.5.2 that modify, damage or destroy a listed heritage feature, in Chapter 26.8 Historic Heritage; or 25.4.5.3 within the setting or extent of place of a listed heritage feature in Chapter 26.8 – Historic Heritage.	D
<b>25.4.6</b>	<b>Earthworks within a Statutory Acknowledgment Area, Tōpuni or Nohoanga identified on Planning Map 40.</b>	D

## 25.5 Rules – Standards

	<b>Table 25.2 - Maximum Volume</b>	<b>Maximum Total Volume</b>
<b>25.5.1</b>	Arrowtown Residential Historic Management Zone Arrowtown Town Centre Zone Open Space and Recreation Zones	100m <sup>3</sup>
<b>25.5.2</b>	Heritage Landscape Overlay Area Heritage Precinct Outstanding Natural Feature	10m <sup>3</sup>
<b>25.5.3</b>	Low Density Residential Zone Medium Density Residential Zone High Density Residential Zone Waterfall Park Zone	300m <sup>3</sup>

	<b>Table 25.2 - Maximum Volume</b>	<b>Maximum Total Volume</b>
<b>25.5.4</b>	Large Lot Residential Zone Rural Residential Zone Rural Lifestyle Zone Wakatipu Basin Rural Amenity Zone and Precinct	400m <sup>3</sup>
<b>25.5.5</b>	Queenstown Town Centre Zone Wanaka Town Centre Zone Local Shopping Centre Zone Business Mixed Use Zone Airport Zone (Queenstown) Millbrook Resort Zone	500m <sup>3</sup>
<b>25.5.6</b>	Rural Zone Gibbston Character Zone Airport Zone (Wanaka)	1000m <sup>3</sup>
<b>25.5.7</b>	25.5.7.1 Roads 25.5.7.2 Roads located within an Outstanding Natural Feature identified on the Planning Maps	a. No limit b. 10m <sup>3</sup>
	<b>Jacks Point Zone</b>	
<b>25.5.8</b>	Residential Activity Areas Open Space Horticulture Open Space Residential Open Space Foreshore Farm Buildings and Craft Activity Area Boating Facilities Area	500m <sup>3</sup>
<b>25.5.9</b>	Open Space Landscape Open Space Amenity	1000m <sup>3</sup>

	<b>Table 25.2 - Maximum Volume</b>	<b>Maximum Total Volume</b>
	Homesite	
<b>25.5.10</b>	Open Space Golf Education Lodge Village Village Homestead Bay	No maximum

	<b>Table 25.3 - Standards</b>	<b>Non-Compliance</b>
	<b>Nuisance effects, erosion, sediment generation and run-off</b>	
<b>25.5.11</b>	<b>Earthworks over a contiguous area of land shall not exceed the following area:</b> 25.5.11.1 2,500m <sup>2</sup> where the slope is 10° or greater. 25.5.11.2 10,000m <sup>2</sup> where the slope is less than 10°.	RD
<b>25.5.12</b>	<b>Erosion and sediment control measures must be implemented and maintained during earthworks to minimise the amount of sediment exiting the site, entering water bodies, and stormwater networks.</b>  Note:  Compliance with this standard is generally deemed to be compliance with Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland region. Auckland Council Guideline Document GD2016/005.	RD
<b>25.5.13</b>	<b>Dust from earthworks shall be managed through appropriate dust control measures so that dust it does not cause nuisance effects beyond the boundary of the site</b>  Note:  Compliance with this standard is generally deemed to be compliance with section 9 of Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland region. Auckland Council Guideline Document GD2016/005.	RD

	<b>Table 25.3 - Standards</b>	<b>Non-Compliance</b>
<b>25.5.14</b>	<p><b>Earthworks that discovers any of the following:</b></p> <p>25.5.14.1 kōiwi tangata (human skeletal remains), wāhi taoka (resources of importance), wāhi tapu (places or features of special significance) or other Māori artefact material, or</p> <p>25.5.14.2 any feature or archaeological material that predates 1900, or</p> <p>25.5.14.3 evidence of contaminated land (such as discolouration, vapours, landfill material, significant odours),</p> <p>that is not provided for by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, any resource consent or other statutory authority, shall comply with the standards and procedures in Schedule 25.10 'Accidental Discovery Protocol'.</p>	RD
	<b>Height of cut and fill and slope</b>	
<b>25.5.15</b>	<p><b>The maximum depth of any cut shall not exceed 2.4 metres.</b></p> <p>25.5.15.1 This rule shall not apply to roads.</p>	RD
<b>25.5.16</b>	<p><b>The maximum height of any fill shall not exceed 2 metres.</b></p> <p>25.5.16.1 This rule shall not apply to roads and to the backfilling of excavations.</p>	RD

	<b>Table 25.3 - Standards</b>	<b>Non-Compliance</b>
<b>25.5.17</b>	<p><b>Earthworks for farm tracks and access ways in the following Zones and Activity Areas shall comply with standards 25.5.18.1 to 25.5.18.3:</b></p> <ul style="list-style-type: none"> <li>• Rural Zone</li> <li>• Wakatipu Basin Rural Amenity Zone</li> <li>• Gibbston Character Zone</li> <li>• Jacks Point Zone Activity Areas: <ul style="list-style-type: none"> <li>- Open Space Landscape</li> <li>- Open Space Golf</li> <li>- Open Space Amenity</li> <li>- Homesite</li> <li>- Education</li> <li>- Lodge</li> </ul> </li> </ul> <p>25.5.17.1 No farm track or access way shall have an upslope cut or batter greater than 1 metre in height.</p> <p>25.5.17.2 All cuts and batters shall not be greater than 65 degrees.</p> <p>25.5.17.3 The maximum height of any fill shall not exceed 2 metres.</p> <p>This standard shall not apply to roads.</p>	RD
	<b>Setbacks from boundaries</b>	

	<b>Table 25.3 - Standards</b>	<b>Non-Compliance</b>
<b>25.5.18</b>	<p><b>Earthworks greater than 0.3 metres in height or depth shall be set back from the site boundary the following minimum distances:</b></p> <p>25.5.18.1 Earthworks not supported by retaining walls:</p> <ol style="list-style-type: none"> <li>a. a distance at least equal to the maximum height of the fill, as measured from the toe of the fill, with a maximum batter slope angle of 1:3 (vertical: horizontal); or</li> <li>b. 300mm plus a batter slope angle of a maximum of 1:3 (vertical: horizontal), as measured from the crest of the cut.</li> </ol> <p>Refer to Interpretive Diagrams 25.4 and 25.5 located within Schedule 25.9.</p> <p>25.5.18.2 Earthworks supported by retaining walls:</p> <ol style="list-style-type: none"> <li>a. Cut or fill supported by a retaining wall must be setback a distance at least equal to the height of the retaining wall;</li> <li>b. Cut and fill equal to or less than 0.5m in height is exempt from this rule.</li> </ol> <p>Refer to Interpretive Diagrams 25.6 and 25.7 located within Schedule 25.9.</p>	RD
	<b>Water bodies</b>	
<b>25.5.19</b>	<p><b>Earthworks within 10m of the bed of any water body, or any drain or water race that flows to a lake or river, shall not exceed 5m<sup>3</sup> in total volume, within any consecutive 12-month period.</b></p> <p>This rule shall not apply to:</p> <p>25.5.19.1 any artificial water body (watercourse, lake, pond or wetland) that does not flow to a lake or river, including Lake Tewa within the Jacks Point Zone; or</p> <p>25.5.19.2 Maintenance and repairing of existing hazard protection structures in and around a water body.</p>	RD
<b>25.5.20</b>	<p><b>Earthworks shall not be undertaken below the water table of any groundwater aquifer, or cause artificial drainage of any groundwater aquifer.</b></p>	RD

	<b>Table 25.3 - Standards</b>	<b>Non-Compliance</b>
	<b>Cleanfill</b>	
<b>25.5.21</b>	<b>No more than 300m<sup>3</sup> of Cleanfill shall be transported by road to or from an area subject to Earthworks.</b>	RD

## **25.6 Non-Notification of Applications**

All applications for resource consent for the following matters shall not require the written consent of other persons and shall not be notified or limited-notified:

**25.6.1 Rule 25.5.11 for restricted discretionary activities that exceed the area (m<sup>2</sup>) standard.**

## **25.7 Matters of Discretion**

**25.7.1 For all restricted discretionary activities discretion shall be restricted to the following matters. These matters may also be applicable to any discretionary or non-complying activity.**

25.7.1.1 Soil erosion, generation and run-off of sediment.

25.7.1.2 Landscape and visual amenity.

25.7.1.3 Effects on infrastructure, adjacent sites and public roads.

25.7.1.4 Land stability.

25.7.1.5 Effects on water bodies, ecosystem services and biodiversity.

25.7.1.6 Cultural, heritage and archaeological sites.

25.7.1.7 Nuisance effects.

25.7.1.8 Natural Hazards.

25.7.1.9 Functional aspects and positive effects.

## **25.8 Assessment Matters**

**25.8.1 In considering whether or not to grant consent or impose conditions on a resource consent, regard shall be had, but not be limited by the following assessment matters which are listed in the order of the matters of discretion.**

**25.8.2 Soil erosion and generation of sediments**

25.8.2.1 The extent to which the proposal achieves effective erosion and sediment management.



- 25.8.2.2 Whether earthworks will be completed within a short period, reducing the risk of actual and potential adverse effects.
- 25.8.2.3 Whether the extent or impacts of adverse effects from the earthworks can be mitigated by managing the season or staging of when such works occur.
- 25.8.2.4 Whether the proposal is supported with erosion and sediment management design that corresponds to the scale, area, duration of the works and the sensitivity of receiving environment. In particular where resource consent is required for non-compliance with Rule 25.5.11, this design is prepared by a suitably qualified person.

**25.8.3 Landscape and visual amenity**

- 25.8.3.1 Whether the design of the earthworks is sympathetic to natural topography.
- 25.8.3.2 Whether any rehabilitation is proposed and to what extent rehabilitation, revegetation or future buildings would mitigate adverse effects, including any re-vegetation or landscaping.
- 25.8.3.3 The duration of earthworks and any timeframes proposed for remedial works and revegetation.
- 25.8.3.4 Within Outstanding Natural Features and Landscapes and, the Rural Landscape landscapes, whether and to what extent earthworks avoid, remedy or mitigate adverse effects or improve landscape quality and character, taking into account:
  - a. physical attributes including geological, topographical features, waterbodies and formative processes of the landscape;
  - b. visual attributes including legibility, existing land management patterns, vegetation patterns, ridgelines or visually prominent areas; and
  - c. cultural attributes including Tangata whenua values, historic and heritage associations.
- 25.8.3.5 The sensitivity of the landscape to absorb change, and whether the earthworks will change the character or quality of the landscape.
- 25.8.3.6 The potential for cumulative effects on the natural form of the landscape.
- 25.8.3.7 Whether the design or location of any new tracks or roads can be modified in order to decrease the effects on the stability, visual quality and amenity values of the landscape.
- 25.8.3.8 The extent earthworks will affect visual amenity values including public or private views and whether the earthworks will be remediated, and the final form of the area affected is consistent with natural topography and land use patterns.

#### **25.8.4 Effects on infrastructure, adjacent sites and public roads**

- 25.8.4.1 Whether the earthworks will affect stormwater and overland flows, and the extent to which this creates adverse effects off-site and increases stormwater flows onto other properties, including whether this will exceed existing stormwater design or stormwater management of those properties.
- 25.8.4.2 Whether the earthworks or final ground levels will adversely affect existing infrastructure, utility services and assets.
- 25.8.4.3 Where there will need to be off-site disposal of excess material or cleanfill, traffic generation effects limited to access, road network performance and safety, damage to the carriageway and amenity effects.
- 25.8.4.4 Whether the use of legal instruments are necessary, such as a bond to ensure works are completed, the earthworks area is rehabilitated, or for damage to roads.
- 25.8.4.5 Any other measures employed to reduce the impact on other sensitive receivers such as aircraft operating in the Airport Protection Inner and Conical Surfaces for Queenstown and Wanaka Airports.

#### **25.8.5 Land stability**

- 25.8.5.1 The extent to which any proposal demonstrates that fill associated with buildings, retaining, accesses and parking areas comply with the QLDC Land Development and Subdivision Code of Practice, where these matters have not already been addressed through a subdivision consent or building consent pursuant to Building Act 2004.
- 25.8.5.2 Where earthworks are proposed on a site gradient greater than 18.5 degrees (1 in 3), whether advice from a suitably qualified person has been provided to address the stability of the earthworks.
- 25.8.5.3 Whether cut, fill and retaining are designed and undertaken in accordance with the QLDC Land Development and Subdivision Code of Practice.
- 25.8.5.4 Whether the earthworks and any associated retaining structures are designed and located to avoid adverse effects on the stability and safety of surrounding land, buildings, and structures.

#### **25.8.6 Effects on water bodies, ecosystem services and biodiversity**

- 25.8.6.1 The effectiveness of sediment control techniques to ensure sediment run-off does not leave the development site or enter water bodies.
- 25.8.6.2 Whether and to what extent any groundwater is likely to be affected, and mitigation measures are proposed to address likely effects.
- 25.8.6.3 The effects of earthworks on the natural character, ecosystem services and biodiversity values of wetlands, lakes and rivers and their margins.

25.8.6.4 The effects on significant natural areas.

**25.8.7 Cultural, heritage and archaeological values**

25.8.7.1 The extent to which the activity modifies or damages wāhi tapu or wāhi taonga, whether tangata whenua have been notified and the outcomes of any consultation.

25.8.7.2 The extent to which the activity affects Ngāi Tahu’s cultural, spiritual, historic and traditional association with a Statutory Acknowledgment Area having regard to the relevant provisions of the iwi management plans identified in Advice Note 25.3.4.3.

25.8.7.3 The extent to which a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin or other archaeological items has been provided and the effectiveness of the protocol in managing the impact on Mana Whenua cultural heritage if a discovery is made. Using the Accidental Discovery Protocol in Schedule 25.10 as a guide.

25.8.7.4 Whether the proposal protects the relationship of Mana Whenua with their cultural heritage.

25.8.7.5 Whether the area subject to earthworks contains a recorded archaeological site, and if so the extent to which the proposal would affect any such site and whether any necessary archaeological authority has been obtained from Heritage New Zealand Pouhere Taonga.

25.8.7.6 The extent to which earthworks and vibration adversely affect heritage items.

**25.8.8 Nuisance effects**

25.8.8.1 The extent to which earthworks will generate adverse noise, vibration, odour, dust, lighting and traffic effects on the surrounding environment and the effectiveness of proposed mitigation measures, including whether a management plan has been submitted as part of the application.

25.8.8.2 Duration and hours of operation, including whether the activity will generate noise and vibration effects, which detract from the amenity values of the surrounding area to an extent greater than anticipated to accommodate development otherwise provided for by the District Plan.

**25.8.9 Natural Hazards**

25.8.9.1 Whether the earthworks are necessary to avoid, remedy or mitigate the risk of any natural hazard.

25.8.9.2 Where the proposal is affected by, or potentially affected by, natural hazards as identified in the Council’s natural hazards database, particular regard shall

be had to the Natural Hazards Chapter 28, in particular Policies 28.3.2.1, 28.3.2.2, 28.3.2.3.

- 25.8.9.3 Whether the earthworks and final ground levels will adversely affect an aquifer or an overland flow path or increase the potential risk of flooding within the site or surrounding sites.
- 25.8.9.4 The extent earthworks affect the risk of natural hazards and whether the risk is reduced or not increased.

**25.8.10 Functional aspects and positive effects**

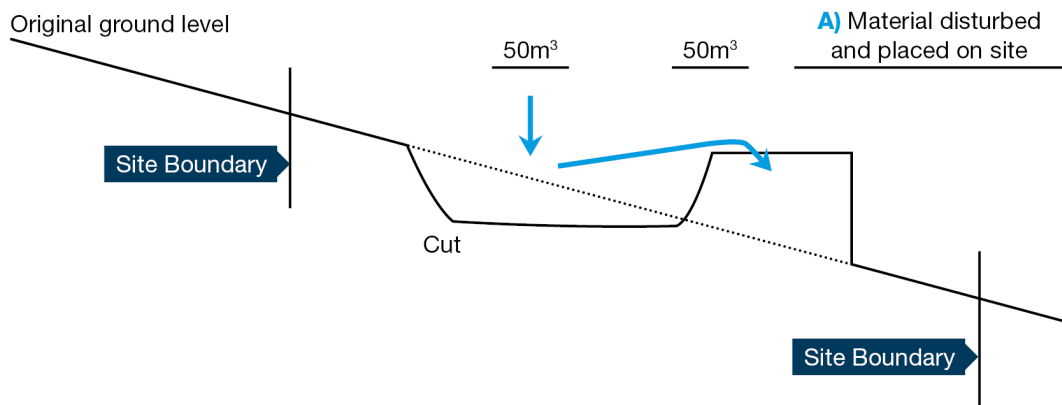
- 25.8.10.1 Whether the earthworks are necessary for the functional or operational requirements of infrastructure, including network utility installation, repair or maintenance.
- 25.8.10.2 The extent to which the earthworks are necessary to accommodate development otherwise provided for by the District Plan.
- 25.8.10.3 Whether the earthworks are associated with farming activities and will enhance operational efficiency including maintenance and improvement of track access, safety and fencing.
- 25.8.10.4 Whether the earthworks are for the purposes of a fire break and the extent of the fire break is necessary.
- 25.8.10.5 Whether the earthworks are for the purposes of public recreation trails that enhance recreational opportunities and access.
- 25.8.10.6 Whether the earthworks are necessary for the remediation of contaminated land and facilitate the efficient use of the land resource.

## 25.9 Schedule 25.9 Interpretive Diagrams

### 25.1 Interpretative Diagram: Volume scenario A Elevation View

The total volume of earthworks means 'the total volume of all material that is moved within a site'

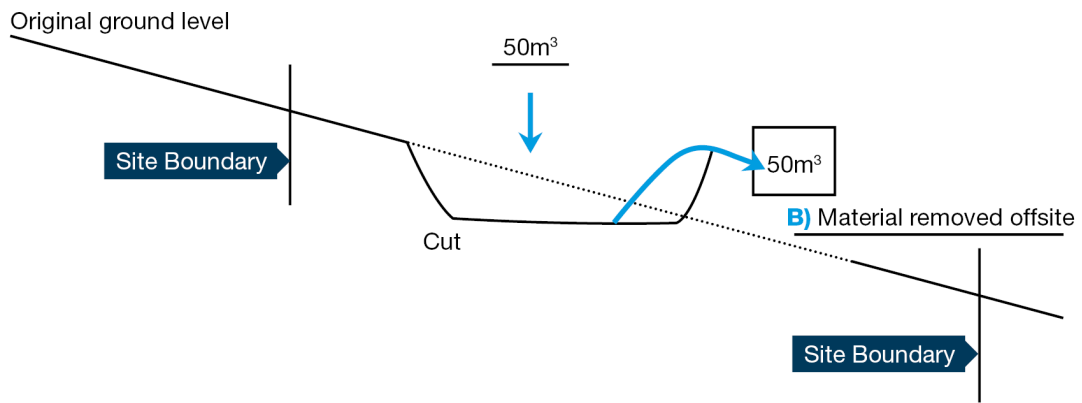
$$\text{A) Total Volume} = 50\text{m}^3 (\text{Cut}) + 50\text{m}^3 (\text{Fill}) \\ = 100\text{m}^3$$



### 25.2 Interpretative Diagram: Volume scenario B Elevation View

The total volume of earthworks means 'the total volume of all material that is moved within a site'

$$\text{B) Total Volume} = 50\text{m}^3 (\text{Cut}) \text{ removed off-site} \\ = 50\text{m}^3$$

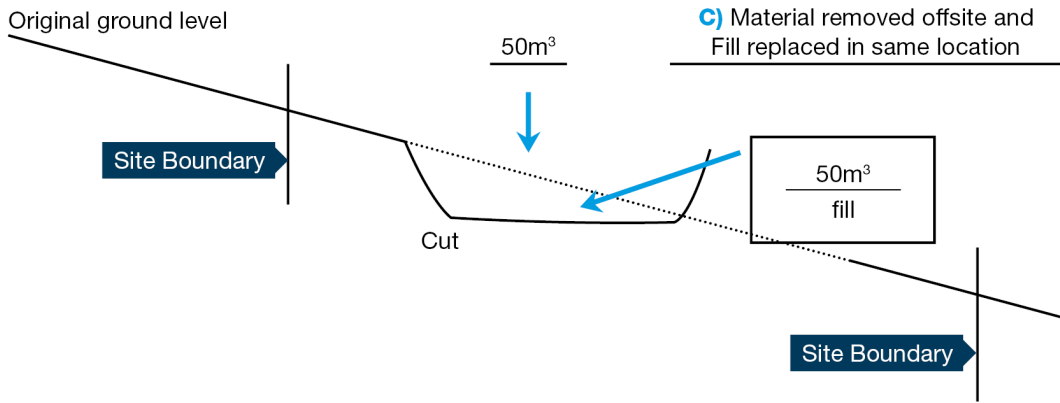


**25.3**

**Interpretative Diagram: Volume scenario C**  
Elevation View

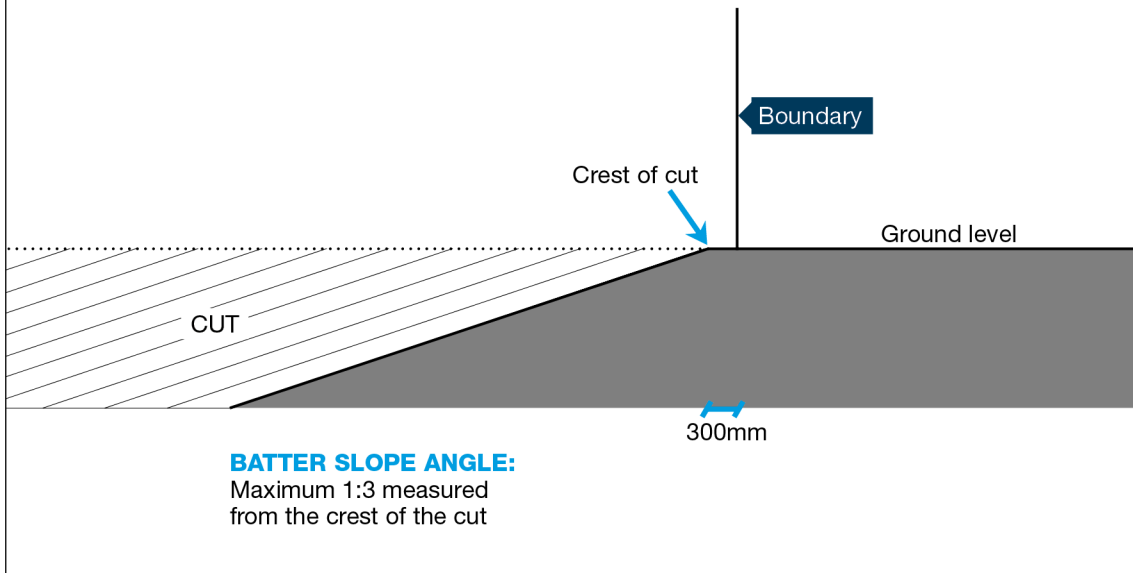
The total volume of earthworks means 'the total volume of all material that is moved within a site'

- C) Total Volume = 50m<sup>3</sup> (Cut)** removed from site
- = 50m<sup>3</sup> material placed in same location (i.e. compacted fill)
- = 100m<sup>3</sup>



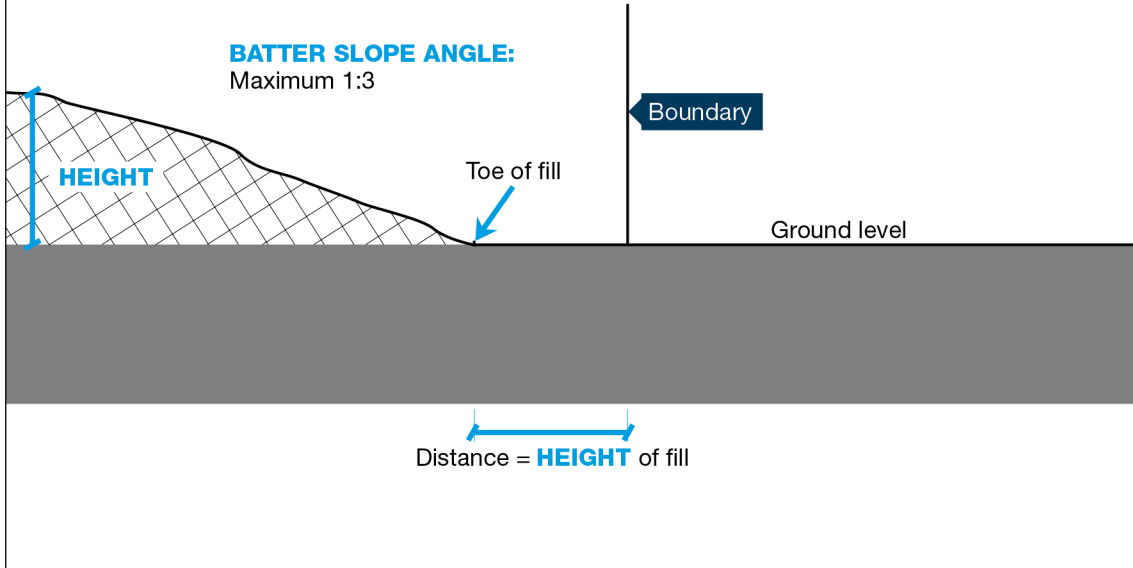
**25.4**

**Interpretative Diagram: Unsupported Cut**  
Elevation View



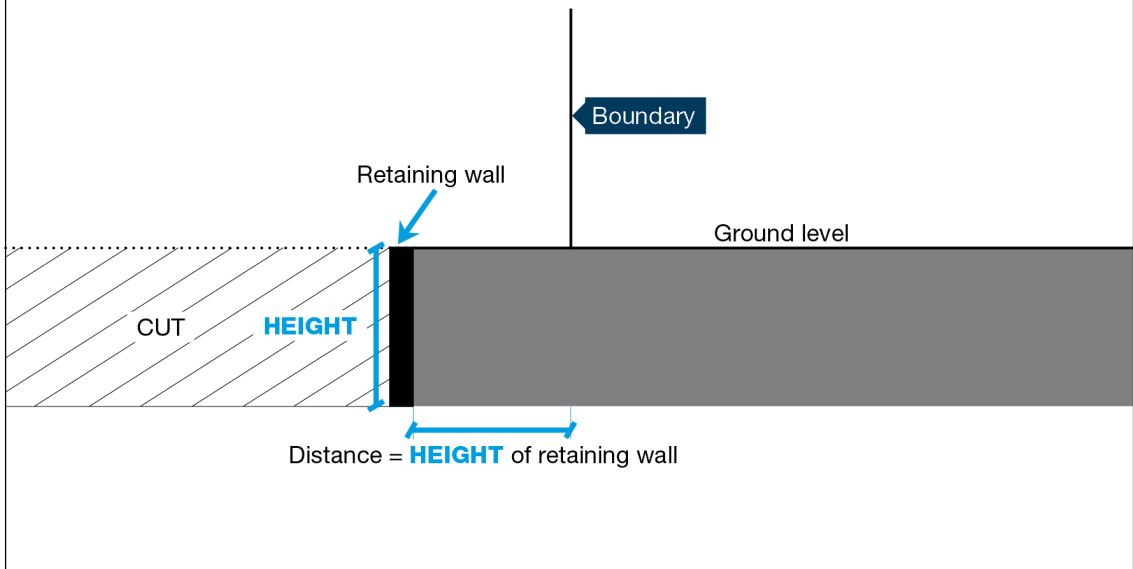
25.5

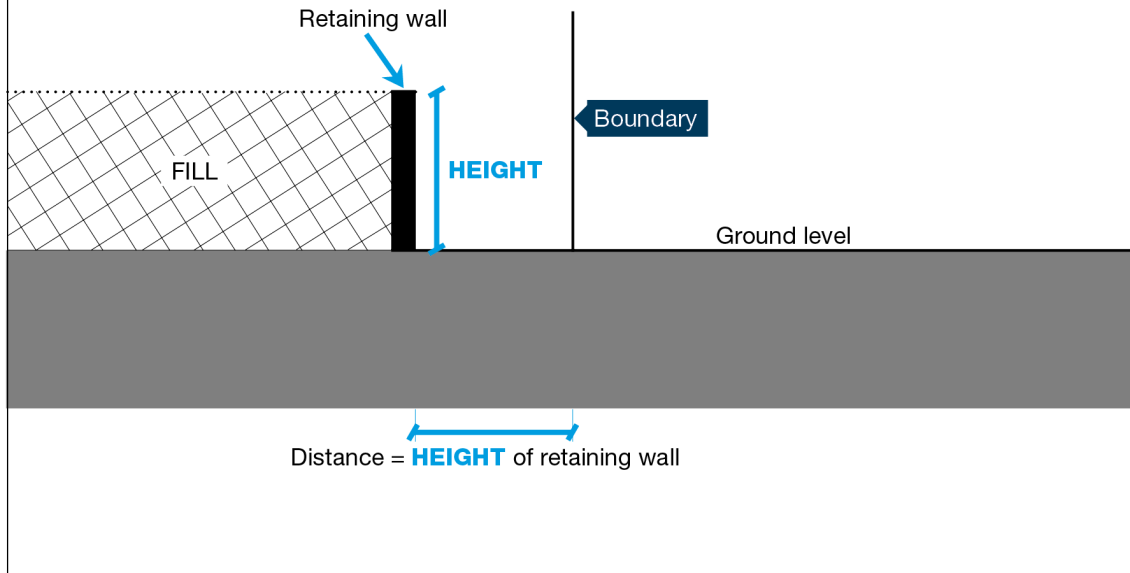
### Interpretative Diagram: Unsupported Fill Elevation View



25.6

### Interpretative Diagram: Cut Supported by Retaining Elevation View



**25.7****Interpretative Diagram: Fill Supported by Retaining Elevation View****25.10 Schedule 25.10 Accidental Discovery Protocol**

Earthworks shall be undertaken as follows:

Upon discovery of any material listed in Rule 25.5.14, the following steps shall be taken:

**25.10.1 Cease works and secure the area**

25.10.1.1 All works shall immediately cease within 20m of any part of the discovery, including shutting down all earth disturbing machinery and stopping all earth moving activities, and in the case of evidence of contaminated land applying controls to minimise discharge of contaminants into the environment.

25.10.1.2 The area of the discovery shall be secured, including a sufficient buffer area to ensure that all discovered material remains undisturbed.

**25.10.2 Inform relevant authorities and agencies**

25.10.2.1 The following parties shall be immediately informed of the discovery:

- a. the New Zealand Police if the discovery is of human remains or kōiwi;
- b. the Council in all cases;
- c. Heritage New Zealand Pouhere Taonga if the discovery is an archaeological site, Māori cultural artefact, human remains or kōiwi;



- d. Mana Whenua if the discovery is an archaeological site, Māori cultural artefact, or kōiwi.

### **25.10.3 Wait for and enable inspection of the site**

- 25.10.3.1 All works shall cease and provision shall be made to enable the site to be inspected by the relevant authority or agency:
- a. if the discovery is human remains or kōiwi, the New Zealand Police are required to investigate the human remains to determine whether they are those of a missing person or are a crime scene. The remainder of this process shall not apply until the New Zealand Police confirm that they have no further interest in the discovery; or
  - b. if the discovery is of other than evidence of contaminants, a site inspection for the purpose of initial assessment and response shall be arranged by the Council in consultation with Heritage New Zealand Pouhere Taonga and appropriate Mana Whenua representatives; or
  - c. if the discovery is evidence of contaminants, a suitably qualified person shall complete an initial assessment and provide information to the Council on the assessment and response.

Following site inspection and consultation with all relevant parties, the directions of the Council, as to the area within which work must cease and any changes to controls on discharges of contaminants, shall be complied with, until the requirements of f. are met.

### **25.10.4 Recommencement of work**

- 25.10.4.1 Work within the area determined by the Council at e. shall only recommence when all of the following requirements, so far as relevant to the discovery, have been met:
- a. Heritage New Zealand has confirmed that an archaeological authority has been approved for the work or that none is required;
  - b. any required notification under the Protected Objects Act 1975 has been made to the Ministry for Culture and Heritage;
  - c. the requirements of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 have been met;
  - d. any material of scientific or educational importance must be recorded and if appropriate recovered and preserved;
  - e. where the site is of Māori origin and an authority from Heritage New Zealand Pouhere Taonga is not required the Council will confirm, in consultation with Mana Whenua, that:
    - (i) any kōiwi have either been retained where discovered or removed in accordance with the appropriate tikanga; and

- (ii) any agreed revisions to the planned works to be/have been made in order to address adverse effects on Māori cultural values.
- f. any necessary resource consent has been granted to any alteration or amendment to the earthworks or land disturbance that may be necessary to avoid the sensitive materials and that is not otherwise permitted under the Plan or allowed by any existing resource consent.
- g. there are no requirements in the case of archaeological sites that are not of Māori origin and are not covered by Heritage New Zealand Pouhere Taonga Act 2014.

## Variation to Stage 1 PDP Chapter 2 Definitions:

Underlined text for additions and ~~strike-through~~ text for deletions.

<p><b>Earthworks</b></p>	<p>Means the disturbance of land <del>surfaces</del> by the removal or <u>deposition on or change to the profile of land.</u></p> <p><u>Earthworks includes excavation, filling, cuts, root raking and blading, firebreaks, batters and the formation of roads, access, driveways, tracks and the deposition and removal of cleanfill.</u> <del>depositing of material, excavation, filling or the formation of roads, banks, and tracks. Excludes the cultivation of land and the digging of holes for offal pits and the erection of posts or poles or the planting of trees.</del></p>
<p><b>Landfill</b></p>	<p><del>Means a site used for the deposit of solid wastes onto or into land.</del></p> <p><u>Means the use of land for the primary purpose of providing a disposal facility for the controlled deposit of solid wastes, household wastes and green waste onto or into land. Excludes offal pits, silage pits and silage stacks that are part of a farming activity.</u></p>
<p><b>Mining Activity</b></p>	<p><del>Means the use of land and buildings for the primary purpose of the extraction, winning, quarrying, excavation, taking and associated processing of minerals and includes prospecting and exploration.</del></p> <p><u>Means operations in connection with mining for any mineral; and includes, when carried out at or near the site where the mining is undertaken:</u></p> <ul style="list-style-type: none"> <li>• <u>the extraction, transport, treatment, processing, and separation of any mineral or chemical substance from the mineral; and</u></li> <li>• <u>the construction, maintenance, and operation of any works, structures, and other land improvements, and of any related machinery and equipment connected with the operations; and</u></li> <li>• <u>the removal of overburden by mechanical or other means, and the stacking, deposit, storage, and treatment of any substance considered to contain any mineral; and</u></li> <li>• <u>the deposit or discharge of any mineral, material, debris, tailings, refuse, or wastewater produced from or consequent on the operations.</u></li> </ul>

	<u>Mineral extraction, extraction or extractive activities shall have the same meaning.</u>
--	---------------------------------------------------------------------------------------------

**New Definitions Stage 2 PDP:**

<b><u>Cleanfill</u></b>	<p><u>Means material that, when buried, will have no adverse effects on people or the environment. Cleanfill material includes virgin natural materials such as clay, soil and rock, and other inert materials, such as concrete or brick, that are free of:</u></p> <ul style="list-style-type: none"> <li>(a) <u>combustible, putrescible, degradable or leachable components;</u></li> <li>(b) <u>hazardous substances;</u></li> <li>(c) <u>products or materials derived from hazardous waste treatment, hazardous waste stabilisation, or hazardous waste disposal practices;</u></li> <li>(d) <u>materials that may present a risk to human or animal health, such as medical and veterinary waste, asbestos or radioactive substances; or</u></li> <li>(e) <u>liquid waste.</u></li> </ul>
<b><u>Cleanfill Facility</u></b>	<u>Means land used solely for the disposal of cleanfill. A cleanfill facility may include stockpiling, rehabilitation and landscaping.</u>
<b><u>Mineral Exploration</u></b>	<u>Means an activity undertaken for the purpose of identifying mineral deposits or occurrences and evaluating the feasibility of mining particular deposits or occurrences of 1 or more minerals; and includes drilling, dredging, or excavations (whether surface or subsurface) that are reasonably necessary to determine the nature and size of a mineral deposit or occurrence.</u>
<b><u>Mineral Prospecting</u></b>	<p><u>Means any activity undertaken for the purpose of identifying land likely to contain mineral deposits or occurrences; and includes the following activities:</u></p> <ul style="list-style-type: none"> <li>• <u>geological, geochemical, and geophysical surveys;</u></li> <li>• <u>the taking of samples by hand or hand held methods;</u></li> <li>• <u>aerial surveys.</u></li> </ul>
<b><u>Regionally Significant Infrastructure</u></b>	<p><u>Means:</u></p> <ul style="list-style-type: none"> <li>• <u>renewable electricity generation facilities, where they supply the National Grid and local distribution network and are operated by an electricity operator;</u></li> <li>• <u>electricity transmission infrastructure forming the National Grid;</u></li> <li>• <u>electricity Distribution Lines identified on the Planning Maps;</u></li> <li>• <u>telecommunication and radio communication facilities*;</u></li> <li>• <u>municipal infrastructure**;</u></li> <li>• <u>roads classified as being of national or regional importance; and</u></li> <li>• <u>Queenstown and Wanaka airports.</u></li> </ul> <p><u>* As defined by the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016.</u></p>

*Shading indicates provisions withdrawn under Clause 8D of the Resource Management Act 1991 as publicly notified on 4 April 2019*

\*\* As defined by the Otago Regional Policy Statement 2015.

# Variation to Stage 1 Subdivision and Development Chapter 27:

Underlined text for additions and ~~strike-through~~ text for deletions.

## 27.3.2 Earthworks associated with subdivision

27.3.2.1 Refer to Chapter 25 Earthworks, Rule 25.3.2.5. Earthworks associated with subdivisions are subject to the earthworks standards in Chapter 25 (except the maximum total volume, cut and fill standards). Applications for subdivision involving earthworks shall be assessed against the matters of discretion and assessment matters in Chapter 25. ~~Earthworks undertaken for the development of land associated with any subdivision shall not require a separate resource consent under the rules of the District Wide Earthworks Chapter, but shall be considered against the matters of control or discretion of the District Wide Earthworks Chapter as part of any subdivision activity.~~

# Variation to Stage 1 Jacks Point Zone Chapter 41:

Underlined text for additions and ~~strike-through~~ text for deletions.

## Page 41-3:

~~41.3.2.2 Earthworks undertaken for the development of land associated with any subdivision shall be governed by Chapter 27: Subdivision and Development.~~

## Pages 41-13 to 41-15:

Rule 41.5.4 Delete in entirety.

Earthworks (excluding earthworks associated with a subdivision)		RD
<p>41.5.4.1 Volume of Earthworks</p> <p>The maximum total volume of earthworks (m<sup>3</sup>) shall not exceed that specified in the table below.</p> <p>a. <del>The maximum total volume of earthworks shall be calculated per site, within one consecutive 12 month period.</del></p> <p>b. <del>Volume shall mean the sum of all earth that is moved within a site and includes any combination of cut and fill, removing fill off site and replacing fill on site — refer Interpretive Diagrams 5 (a), (b) and (c) of the Earthworks Chapter of the Operative District Plan.</del></p>		
Activity Area	Maximum Total Volume	
Residential Activity Areas Village Village Homestead Bay Open Space Horticulture Open Space Residential	500 m <sup>3</sup>	

Open Space Foreshore Farm Buildings and Craft Activity Area Boating Facilities Area			
Open Space Landscape Open Space Amenity Farm Preserve 1 and 2 Homesite	1,000 m <sup>2</sup>		
Open Space Golf Education Education Innovation Campus Lodge	No maximum		

41.5.4.2 — Height of cut and fill and slope

OSL, OSG, OSA, FP 1 and 2, HS, E, EIC and L Activity Areas:

- — No road, track or access way shall have an upslope cut or batter greater than 1 metre in height, measured vertically.
- — All cuts and batters shall be laid back such that their angle from the horizontal is no more than 65 degrees.
- — The maximum height of any fill shall not exceed 2 metres.

c. All other Activity Areas:

- — The maximum height of any cut shall not exceed 2.4 metres.
- — The maximum height of any fill shall not exceed 2 metres.
- — The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 of the Earthworks Chapter of the Operative District Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less or equal to 0.5 metre in height.

41.5.4.3 Fill

All fill for residential building platforms and associated retaining walls is to be in accordance with the requirements of NZS 4404:2010 and/or NZS 4431:1989 as appropriate.

14.5.4.4 Environmental Protection Measures

Any person carrying out earthworks shall implement sediment and erosion control measures to avoid sediment effects beyond the boundary of the site.

- d. Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site.

~~e. Areas of exposed soil are to be vegetated / re-vegetated within 12 months from the completion of works.~~

#### ~~41.5.4.5 Water bodies~~

~~Earthworks within 7m of the bed of any water body shall not exceed 20m<sup>3</sup> in total volume, within one consecutive 12-month period.~~

~~f. Any material associated with earthworks activity shall not be positioned within 7m of the bed of any water body or where it may dam, divert or contaminate water.~~

~~g. Earthworks shall not:~~

- ~~• cause artificial drainage of any groundwater aquifer;~~
- ~~• cause temporary ponding of any surface water.~~

#### ~~41.5.4.6 Cultural heritage and archaeological sites~~

~~Earthworks shall not modify, damage or destroy any waahi tapu, waahi taonga or identified feature in Chapter 26, or any archaeological site.~~

~~Discretion is restricted to all of the following:~~

- ~~• The nature and scale of the earthworks~~
- ~~• Environmental protection measures~~
- ~~• Remedial works and revegetation~~
- ~~• The effects on landscape and visual amenity values~~
- ~~• The effects on land stability and flooding~~
- ~~• The effects on water bodies~~
- ~~• The effects on cultural and archaeological sites~~
- Noise

## **Appendix 2: Recommendations on Submissions and Further Submissions**



## Appendix 2: Recommendations on Submissions

### Part A: Submissions

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
519.3	New Zealand Tungsten Mining Limited	Accept	12
567.12	Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust	Accept in Part	1.4
632.77	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept in Part	1.4
632.78	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept in Part	1.4
762.12	Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings Ltd, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2 Limited, Jacks Point Management Limited, Henley D	Accept	1.4
762.13	Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings Ltd, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2 Limited, Jacks Point Management Limited, Henley D	Accept	1.4
768.3	Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd	Accept in Part	12
2019.2	Jonathan Holmes	Accept in part	1.4
2133.1	Tonnie & Erna Spijkerbosch	Reject	1.4
2140.3	Friends of Lake Hayes Society Inc	Reject	1.3, 1.4 & 6.1
2140.4	Friends of Lake Hayes Society Inc	Reject	1.4
2194.10	Chorus	Accept	1.3 & 1.4
2194.11	Chorus	Accept	1.4
2194.12	Chorus	Accept	1.4
2194.13	Chorus	Accept	8

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2194.8	Chorus	Accept	3.6
2194.9	Chorus	Accept in Part	4.1
2195.10	Spark New Zealand Trading Ltd	Accept	1.3 & 1.4
2195.11	Spark New Zealand Trading Ltd	Accept	1.4
2195.12	Spark New Zealand Trading Ltd	Accept	1.4
2195.13	Spark New Zealand Trading Ltd	Accept	8
2195.8	Spark New Zealand Trading Ltd	Accept	3.6
2195.9	Spark New Zealand Trading Ltd	Accept in Part	4.1
2222.4	Broadview Villas Limited	Reject	1.3, 1.4 & 6.1
2222.5	Broadview Villas Limited	Reject	1.3, 1.4 & 6.1
2222.6	Broadview Villas Limited	Accept	1.3, 1.4 & 6.1
2224.1	MOUNT CARDRONA STATION LIMITED	Accept in part	1.4
2228.4	T. ROVIN	Reject	1.3, 1.4 & 6.1
2228.5	T. ROVIN	Reject	1.3, 1.4 & 6.1
2228.6	T. ROVIN	Accept	1.3, 1.4 & 6.1
2229.19	R & M DONALDSON	Accept in part	1.4
2230.4	THE ESCARPMENT LIMITED	Reject	1.3, 1.4 & 6.1
2230.5	THE ESCARPMENT LIMITED	Reject	1.3, 1.4 & 6.1
2230.6	THE ESCARPMENT LIMITED	Accept	1.3, 1.4 & 6.1
2239.6	QLDC Chief Executive - submitting on behalf of Queenstown Lakes District Council	Reject	1.3 & 1.4
2239.7	QLDC Chief Executive - submitting on behalf of Queenstown Lakes District Council	Reject	1.3 & 1.4
2242.12	Department of Conservation	Reject	1.3, 1.4 & 3.2
2242.13	Department of Conservation	Accept in Part	3.4
2242.14	Department of Conservation	Accept	3.6
2242.15	Department of Conservation	Accept	4.3
2242.16	Department of Conservation	Accept in Part	8

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2242.17	Department of Conservation	Accept	8
2290.4	KAWARAU JET SERVICES HOLDINGS LIMITED	Accept in part	1.4
2291.8	LAKE HAYES INVESTMENTS LIMITED	Accept in part	1.4
2292.7	M McGuinness	Accept in part	1.4
2295.4	Millbrook Country Club	Reject	3.3 & 3.4
2295.5	Millbrook Country Club	Reject	3.3
2295.6	Millbrook Country Club	Accept	3.6
2295.7	Millbrook Country Club	Reject	3.6
2295.8	Millbrook Country Club	Accept in Part	6.1
2308.10	Jon Waterston	Accept in part	1.4
2311.12	Streat Developments Limited	Accept in Part	4.2
2311.13	Streat Developments Limited	Accept	6.1
2311.14	Streat Developments Limited	Reject	7
2311.15	Streat Developments Limited	Accept	10
2314.11	STONERIDGE ESTATE LIMITED	Accept in part	1.4
2315.11	R G DAYMAN	Accept in part	1.4
2316.11	TUI TRUSTEES (2015) LIMITED	Accept in part	1.4
2317.11	MANDEVILLE TRUST / S LECK	Accept in part	1.4
2318.11	C BATCHELOR	Accept in part	1.4
2319.11	D D & J C DUNCAN	Accept in part	1.4
2320.10	G WILLS & T BURDON	Accept in part	1.4
2327.1	Ian Dee	Reject	3.5
2329.1	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua and Te Runanga o Oraka-Aparima (Kai Tahu)	Accept in part	1.4
2329.5	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o	Accept in part	1.4

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
	Waihopai, Te Runanga o Awarua and Te Runanga o Oraka-Aparima (Kai Tahu)		
2349.1	Sean McLeod	Reject	1.4
2349.10	Sean McLeod	Reject	9
2349.2	Sean McLeod	Reject	10
2349.23	Sean McLeod	Reject	1.3, 1.4 & 6.1
2349.24	Sean McLeod	Reject	1.3, 1.4 & 6.1
2349.25	Sean McLeod	Reject	1.3, 1.4 & 6.1
2349.5	Sean McLeod	Reject	6.1
2349.6	Sean McLeod	Accept in Part	6.2
2349.7	Sean McLeod	Reject	9
2349.8	Sean McLeod	Reject	9
2349.9	Sean McLeod	Reject	9
2373.10	Treble Cone Investments Ltd	Accept in Part	4.2
2373.11	Treble Cone Investments Ltd	Reject	4.3
2373.12	Treble Cone Investments Ltd	Accept	1.3 & 1.4
2373.13	Treble Cone Investments Ltd	Accept in Part	4.3
2373.14	Treble Cone Investments Ltd	Accept	1.3, 1.4 & 6.2
2373.15	Treble Cone Investments Ltd	Accept in Part	1.3, 1.4 & 6.2
2373.16	Treble Cone Investments Ltd	Accept	1.3 & 1.4
2373.17	Treble Cone Investments Ltd	Reject	1.3 & 1.4
2373.18	Treble Cone Investments Ltd	Reject	4.3 & 6.2
2373.19	Treble Cone Investments Ltd	Reject	4.3
2373.26	Treble Cone Investments Ltd	Reject	4.3 & 6.2
2373.4	Treble Cone Investments Ltd	Accept in Part	3.4
2373.5	Treble Cone Investments Ltd	Accept	3.6
2373.6	Treble Cone Investments Ltd	Reject	1.3 & 1.4
2373.7	Treble Cone Investments Ltd	Accept	4.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2373.8	Treble Cone Investments Ltd	Accept	4.1
2373.9	Treble Cone Investments Ltd	Accept	4.1
2375.17	Church Street Trustee Limited	Reject	1.3 & 1.4
2375.3	Church Street Trustee Limited	Accept	6.1
2375.4	Church Street Trustee Limited	Reject	7
2376.20	Darby Planning LP	Accept in Part	3.4
2376.21	Darby Planning LP	Accept	3.6
2376.22	Darby Planning LP	Reject	1.3 & 1.4
2376.23	Darby Planning LP	Accept	4.1
2376.24	Darby Planning LP	Accept	4.1
2376.25	Darby Planning LP	Accept	4.1
2376.26	Darby Planning LP	Accept in Part	4.2
2376.27	Darby Planning LP	Reject	4.3
2376.28	Darby Planning LP	Accept	1.3 & 1.4
2376.29	Darby Planning LP	Accept	1.4
2376.30	Darby Planning LP	Accept in Part	1.4
2376.31	Darby Planning LP	Accept	1.4
2376.32	Darby Planning LP	Reject	N/A
2376.33	Darby Planning LP	Reject	1.3 & 1.4
2376.34	Darby Planning LP	Accept	1.3, 1.4 & 6.2
2376.35	Darby Planning LP	Reject	4.3
2376.36	Darby Planning LP	Accept in Part	1.3, 1.4 & 6.2
2376.37	Darby Planning LP	Accept	1.3 & 1.4
2376.38	Darby Planning LP	Accept in Part	1.3 & 1.4
2376.39	Darby Planning LP	Accept in Part	1.3, 1.4 & 6.2
2376.40	Darby Planning LP	Reject	4.3
2376.41	Darby Planning LP	Reject	4.3
2376.42	Darby Planning LP	Accept in Part	6.2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2376.43	Darby Planning LP	Accept	10
2376.44	Darby Planning LP	Reject	11
2376.45	Darby Planning LP	Accept in Part	12
2376.46	Darby Planning LP	N/A	N/A
2377.21	Lake Hayes Ltd	Accept in Part	3.4
2377.22	Lake Hayes Ltd	Accept	3.6
2377.23	Lake Hayes Ltd	Reject	1.3 & 1.4
2377.24	Lake Hayes Ltd	Accept	4.1
2377.25	Lake Hayes Ltd	Accept	4.1
2377.26	Lake Hayes Ltd	Accept	4.1
2377.27	Lake Hayes Ltd	Accept	4.2
2377.28	Lake Hayes Ltd	Accept	1.3 & 1.4
2377.29	Lake Hayes Ltd	Reject	1.3 & 1.4
2377.30	Lake Hayes Ltd	Accept in Part	1.3 & 1.4
2377.31	Lake Hayes Ltd	Accept	1.3, 1.4 & 6.2
2377.32	Lake Hayes Ltd	Accept in Part	1.3, 1.4 & 6.2
2377.33	Lake Hayes Ltd	Accept	1.3 & 1.4
2377.34	Lake Hayes Ltd	Accept in Part	6.2
2377.35	Lake Hayes Ltd	Accept in Part	6.2
2377.36	Lake Hayes Ltd	Accept	10
2377.37	Lake Hayes Ltd	Reject	11
2381.10	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept	4.2
2381.11	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept	1.3 & 1.4
2381.12	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept	1.4
2381.13	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Reject	1.4

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2381.14	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept	1.4 & 6.2
2381.15	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept in Part	1.4 & 6.2
2381.16	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept	1.4
2381.17	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept in Part	1.4
2381.18	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept in Part	1.4 & 6.2
2381.19	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Reject	1.4
2381.20	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept	10
2381.21	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Reject	11
2381.28	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept in Part	12
2381.37	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept in Part	1.4
2381.38	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept in Part	1.4
2381.39	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept	13
2381.4	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept in Part	3.4
2381.5	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept	3.6
2381.6	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Reject	1.3 & 1.4
2381.7	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept	4.1
2381.8	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept	4.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2381.9	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept	4.1
2382.1	Glendhu Bay Trustees Ltd	Reject	1.4
2382.10	Glendhu Bay Trustees Ltd	Accept	4.1
2382.11	Glendhu Bay Trustees Ltd	Accept	4.2
2382.12	Glendhu Bay Trustees Ltd	Accept	1.3 & 1.4
2382.13	Glendhu Bay Trustees Ltd	Reject	6.1
2382.14	Glendhu Bay Trustees Ltd	Reject	N/A
2382.15	Glendhu Bay Trustees Ltd	Accept	1.3, 1.4 & 6.2
2382.16	Glendhu Bay Trustees Ltd	Accept in Part	1.3, 1.4 & 6.2
2382.17	Glendhu Bay Trustees Ltd	Accept	1.3 & 1.4
2382.18	Glendhu Bay Trustees Ltd	Accept in Part	1.3 & 1.4
2382.19	Glendhu Bay Trustees Ltd	Accept in Part	1.4 & 6.2
2382.20	Glendhu Bay Trustees Ltd	Accept in Part	6.2
2382.21	Glendhu Bay Trustees Ltd	Accept	10
2382.22	Glendhu Bay Trustees Ltd	Reject	11
2382.23	Glendhu Bay Trustees Ltd	Accept in Part	12
2382.5	Glendhu Bay Trustees Ltd	Accept in Part	3.4
2382.6	Glendhu Bay Trustees Ltd	Accept	3.6
2382.7	Glendhu Bay Trustees Ltd	Reject	1.3 & 1.4
2382.8	Glendhu Bay Trustees Ltd	Accept	4.1
2382.9	Glendhu Bay Trustees Ltd	Accept	4.1
2384.10	Soho Ski Area Limited, Blackmans Creek No.1 LP	Accept	4.2
2384.11	Soho Ski Area Limited, Blackmans Creek No.1 LP	Accept	1.3 & 1.4
2384.12	Soho Ski Area Limited, Blackmans Creek No.1 LP	Accept	1.3, 1.4 & 6.2
2384.13	Soho Ski Area Limited, Blackmans Creek No.1 LP	Accept in Part	1.3, 1.4 & 6.2



<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2384.14	Soho Ski Area Limited, Blackmans Creek No.1 LP	Accept	1.3 & 1.4
2384.15	Soho Ski Area Limited, Blackmans Creek No.1 LP	Accept in Part	1.4 & 6.2
2384.16	Soho Ski Area Limited, Blackmans Creek No.1 LP	Reject	4.3
2384.17	Soho Ski Area Limited, Blackmans Creek No.1 LP	Reject	4.3
2384.18	Soho Ski Area Limited, Blackmans Creek No.1 LP	Reject	4.3
2384.19	Soho Ski Area Limited, Blackmans Creek No.1 LP	Reject	4.3
2384.20	Soho Ski Area Limited, Blackmans Creek No.1 LP	Reject	4.3
2384.21	Soho Ski Area Limited, Blackmans Creek No.1 LP	Reject	4.3
2384.28	Soho Ski Area Limited, Blackmans Creek No.1 LP	Accept in Part	3.1, 3.6 & 3.8
2384.4	Soho Ski Area Limited, Blackmans Creek No.1 LP	Accept in Part	3.4
2384.5	Soho Ski Area Limited, Blackmans Creek No.1 LP	Accept	3.6
2384.6	Soho Ski Area Limited, Blackmans Creek No.1 LP	Reject	1.3 & 1.4
2384.7	Soho Ski Area Limited, Blackmans Creek No.1 LP	Accept	4.1
2384.8	Soho Ski Area Limited, Blackmans Creek No.1 LP	Accept	4.1
2384.9	Soho Ski Area Limited, Blackmans Creek No.1 LP	Accept	4.1
2385.15	BOXER HILLS TRUST	Accept in part	1.4
2386.17	BOXER HILL TRUST	Accept in part	1.4
2386.20	BOXER HILL TRUST	Accept in part	1.4
2387.16	TROJAN HELMET LIMITED	Reject	1.3, 1.4 & 6.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2387.17	TROJAN HELMET LIMITED	Reject	N/A
2388.2	WATERFALL PARK DEVELOPMENTS LIMITED	Accept in part	1.4
2388.3	WATERFALL PARK DEVELOPMENTS LIMITED	Accept	3.6
2389.11	WATERFALL PARK DEVELOPMENTS LIMITED	Accept in part	1.4
2442.10	Transpower New Zealand Limited	Accept	4.1
2442.11	Transpower New Zealand Limited	Accept	4.1
2442.12	Transpower New Zealand Limited	Accept in Part	11
2442.13	Transpower New Zealand Limited	Accept	11
2442.6	Transpower New Zealand Limited	Accept	4.1
2442.7	Transpower New Zealand Limited	Accept in Part	3.6
2442.8	Transpower New Zealand Limited	Accept	3.7
2442.9	Transpower New Zealand Limited	Accept	4.1
2446.10	Heritage New Zealand	Accept	5
2446.11	Heritage New Zealand	Reject	1.3 & 1.4
2446.12	Heritage New Zealand	Accept	1.3 & 1.4
2446.13	Heritage New Zealand	Reject	1.3 & 1.4
2446.14	Heritage New Zealand	Accept	8
2446.15	Heritage New Zealand	Accept	8
2446.16	Heritage New Zealand	Accept	10
2446.7	Heritage New Zealand	Accept	3.1
2446.8	Heritage New Zealand	Accept	4.1
2446.9	Heritage New Zealand	Accept in Part	1.3, 1.4 & 5
2448.2	Millennium & Copthorne Hotels NZ Ltd	Reject	1.4 & 1.6
2454.1	NZSki Ltd	Reject	1.5 & 4.3
2454.2	NZSki Ltd	Accept	4.3 & 6.2
2454.3	NZSki Ltd	Reject	4.3

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2454.4	NZSki Ltd	Reject	1.5 & 4.3
2454.5	NZSki Ltd	Reject	4.3
2454.6	NZSki Ltd	Reject	3.8
2454.7	NZSki Ltd	Accept in Part	4.3
2454.8	NZSki Ltd	Reject	4.3
2455.13	Otago Fish and Game Council	Accept	1.3 & 1.4
2455.14	Otago Fish and Game Council	Accept	6.2
2455.15	Otago Fish and Game Council	Accept	1.3 & 1.4
2455.16	Otago Fish and Game Council	Accept	3.1
2455.17	Otago Fish and Game Council	Accept in Part	6.2
2455.18	Otago Fish and Game Council	Accept	8
2455.19	Otago Fish and Game Council	Accept	8
2457.10	Paterson Pitts (Wanaka)	Accept in Part	4.2
2457.11	Paterson Pitts (Wanaka)	Accept in Part	6.2
2457.12	Paterson Pitts (Wanaka)	Accept in Part	6.2
2457.13	Paterson Pitts (Wanaka)	Accept	6.2
2457.14	Paterson Pitts (Wanaka)	Accept in Part	6.2
2457.15	Paterson Pitts (Wanaka)	Accept in Part	6.2
2457.16	Paterson Pitts (Wanaka)	Reject	7
2457.17	Paterson Pitts (Wanaka)	Accept in Part	8
2457.2	Paterson Pitts (Wanaka)	Accept	2
2457.3	Paterson Pitts (Wanaka)	Accept	3.1 & 3.2
2457.4	Paterson Pitts (Wanaka)	Accept	3.4
2457.5	Paterson Pitts (Wanaka)	Accept	3.7
2457.6	Paterson Pitts (Wanaka)	Accept	3.7
2457.7	Paterson Pitts (Wanaka)	Accept	1.4
2457.8	Paterson Pitts (Wanaka)	Accept	11
2457.9	Paterson Pitts (Wanaka)	Reject	1.3 & 1.4

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2460.1	Queenstown Central Limited	Reject	N/A
2460.2	Queenstown Central Limited	Accept in Part	6.2
2462.1	Queenstown Park Limited	Reject	3.2
2462.2	Queenstown Park Limited	Accept in Part	1.3 & 1.4
2462.21	Queenstown Park Limited	Reject	4.2
2462.3	Queenstown Park Limited	Accept in Part	3.1 & 3.5
2462.4	Queenstown Park Limited	Accept	3.6
2462.5	Queenstown Park Limited	Reject	1.3 & 1.4
2462.6	Queenstown Park Limited	Reject	1.3, 1.4 & 4.2
2462.7	Queenstown Park Limited	Reject	1.3, 1.4 & 6.2
2465.2	RCL Henley Downs Ltd	Accept in Part	1.3 & 1.4
2466.15	Real Journeys Ltd	Reject	3.2
2466.151	Real Journeys Ltd	Accept in Part	6.2
2466.152	Real Journeys Ltd	Accept in Part	1.3 & 1.4
2466.153	Real Journeys Ltd	Reject	4.3
2466.154	Real Journeys Ltd	Reject	4.3
2466.16	Real Journeys Ltd	Reject	4.1
2466.17	Real Journeys Ltd	Accept	4.3
2466.18	Real Journeys Ltd	Reject	4.2
2466.19	Real Journeys Ltd	Reject	1.3 & 1.4
2466.20	Real Journeys Ltd	Accept in Part	1.3 & 1.4
2466.21	Real Journeys Ltd	Reject	1.3, 1.4 & 6.1
2466.22	Real Journeys Ltd	Accept in Part	6.2
2466.23	Real Journeys Ltd	Accept	6.2
2466.24	Real Journeys Ltd	Accept in Part	6.2
2466.25	Real Journeys Ltd	Reject	1.3 & 1.4
2466.26	Real Journeys Ltd	Accept in Part	6.2
2466.27	Real Journeys Ltd	Reject	6.2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2466.28	Real Journeys Ltd	Accept in Part	8
2466.29	Real Journeys Ltd	Reject	8
2466.30	Real Journeys Ltd	Reject	10
2466.54	Real Journeys Ltd	Accept	3.4
2466.55	Real Journeys Ltd	Accept in Part	3.1 & 3.5
2466.56	Real Journeys Ltd	Accept	3.6
2466.8	Real Journeys Ltd	Reject	1.5 & 6.2
2466.9	Real Journeys Ltd	Accept in Part	1.3 & 1.4
2468.1	Remarkables Park Ltd	Reject	3.2
2468.2	Remarkables Park Ltd	Reject	3.1 & 3.2
2468.3	Remarkables Park Ltd	Accept in Part	1.3 & 1.4
2468.4	Remarkables Park Ltd	Accept in Part	3.1 & 3.5
2468.5	Remarkables Park Ltd	Accept	3.6
2468.6	Remarkables Park Ltd	Accept	1.3 & 1.4
2468.7	Remarkables Park Ltd	Accept	1.3 & 1.4
2468.8	Remarkables Park Ltd	Accept	1.3, 1.4 & 6.2
2468.9	Remarkables Park Ltd	Accept in Part	1.3 & 1.4
2478.10	Vodafone New Zealand Limited	Accept	1.3 & 1.4
2478.11	Vodafone New Zealand Limited	Accept	1.3 & 1.4
2478.12	Vodafone New Zealand Limited	Accept	1.3 & 1.4
2478.13	Vodafone New Zealand Limited	Accept	8
2478.8	Vodafone New Zealand Limited	Accept	3.6
2478.9	Vodafone New Zealand Limited	Accept in Part	4.1
2484.1	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept in Part	3.1 & 3.5
2484.10	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept	11
2484.2	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept in Part	3.2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2484.21	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept	1.3 & 1.4
2484.22	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept	10
2484.23	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept	1.3 & 1.4
2484.3	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept	4.1
2484.4	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept	4.1
2484.5	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Reject	1.3 & 1.4
2484.6	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept	6.2
2484.7	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept	1.3 & 1.4
2484.8	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept	11
2485.11	ZJV (NZ) Limited	Accept	1.3, 1.4 & 6.1
2487.14	BSTGT Limited	Reject	1.3 & 1.4
2492.1	Cardrona Alpine Resort Limited	Reject	4.3
2492.10	Cardrona Alpine Resort Limited	Reject	4.1
2492.11	Cardrona Alpine Resort Limited	Accept	1.3, 1.4 & 4.3
2492.115	Cardrona Alpine Resort Limited	Accept	3.1
2492.116	Cardrona Alpine Resort Limited	Accept	3.1
2492.117	Cardrona Alpine Resort Limited	Accept	3.1
2492.118	Cardrona Alpine Resort Limited	Accept	3.1
2492.119	Cardrona Alpine Resort Limited	Accept	3.1
2492.120	Cardrona Alpine Resort Limited	Accept	3.1
2492.12	Cardrona Alpine Resort Limited	Reject	4.2
2492.13	Cardrona Alpine Resort Limited	Reject	1.3 & 1.4
2492.14	Cardrona Alpine Resort Limited	Accept in Part	1.3 & 1.4

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2492.15	Cardrona Alpine Resort Limited	Reject	1.3, 1.4 & 6.1
2492.16	Cardrona Alpine Resort Limited	Accept in Part	6.2
2492.17	Cardrona Alpine Resort Limited	Accept	6.2
2492.18	Cardrona Alpine Resort Limited	Accept in Part	6.2
2492.19	Cardrona Alpine Resort Limited	Reject	1.3 & 1.4
2492.2	Cardrona Alpine Resort Limited	Reject	4.3
2492.20	Cardrona Alpine Resort Limited	Accept in Part	6.2
2492.21	Cardrona Alpine Resort Limited	Reject	6.2
2492.22	Cardrona Alpine Resort Limited	Accept in Part	8
2492.23	Cardrona Alpine Resort Limited	Reject	8
2492.24	Cardrona Alpine Resort Limited	Reject	10
2492.48	Cardrona Alpine Resort Limited	Accept	3.4
2492.49	Cardrona Alpine Resort Limited	Accept in Part	3.1 & 3.5
2492.50	Cardrona Alpine Resort Limited	Accept	3.6
2492.9	Cardrona Alpine Resort Limited	Reject	3.2
2493.11	Skyline Enterprises Limited	Reject	4.2
2493.12	Skyline Enterprises Limited	Reject	6.1
2493.13	Skyline Enterprises Limited	Reject	6.1
2494.13	Te Anau Developments Limited	Reject	3.2
2494.14	Te Anau Developments Limited	Reject	4.1
2494.149	Te Anau Developments Limited	Accept in Part	1.3 & 1.4
2494.15	Te Anau Developments Limited	Accept	4.3
2494.153	Te Anau Developments Limited	Accept	3.1
2494.154	Te Anau Developments Limited	Accept	3.1
2494.155	Te Anau Developments Limited	Accept	3.1
2494.156	Te Anau Developments Limited	Accept	3.1
2494.157	Te Anau Developments Limited	Accept	3.1
2494.158	Te Anau Developments Limited	Accept	3.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2494.16	Te Anau Developments Limited	Reject	4.2
2494.17	Te Anau Developments Limited	Reject	1.3 & 1.4
2494.18	Te Anau Developments Limited	Accept in Part	1.3 & 1.4
2494.19	Te Anau Developments Limited	Reject	1.3 & 1.4
2494.20	Te Anau Developments Limited	Accept in Part	6.2
2494.21	Te Anau Developments Limited	Accept	6.2
2494.22	Te Anau Developments Limited	Accept in Part	6.2
2494.23	Te Anau Developments Limited	Reject	1.3 & 1.4
2494.24	Te Anau Developments Limited	Accept in Part	6.2
2494.25	Te Anau Developments Limited	Reject	6.2
2494.26	Te Anau Developments Limited	Accept in Part	8
2494.27	Te Anau Developments Limited	Reject	8
2494.28	Te Anau Developments Limited	Reject	10
2494.52	Te Anau Developments Limited	Accept	3.4
2494.53	Te Anau Developments Limited	Accept	3.1
2494.54	Te Anau Developments Limited	Accept	3.1
2494.6	Te Anau Developments Limited	Reject	1.5
2494.7	Te Anau Developments Limited	Reject	1.3 & 1.4
2495.10	Young Changemakers - Wakatipu Youth Trust Advisory Group	Reject	1.4
2495.2	Young Changemakers - Wakatipu Youth Trust Advisory Group	Accept	1.4
2497.1	Otago Regional Council	Reject	1.3 & 1.4
2497.2	Otago Regional Council	Accept	4.1
2497.3	Otago Regional Council	Accept in Part	1.4
2508.3	Aurora Energy Limited	Accept	1.4
2508.4	Aurora Energy Limited	Accept	8
2538.23	NZ Transport Agency	Accept in Part	3.1 & 3.5
2538.24	NZ Transport Agency	Accept	3.6



<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2538.25	NZ Transport Agency	Accept	3.7
2538.26	NZ Transport Agency	Accept	3.7
2538.27	NZ Transport Agency	Accept	1.3 & 1.4
2538.28	NZ Transport Agency	Reject	6.2
2538.29	NZ Transport Agency	Accept	8
2538.30	NZ Transport Agency	Accept	8
2538.31	NZ Transport Agency	Accept	8
2539.1	Eco Sustainability Development Limited	Reject	6.2
2539.2	Eco Sustainability Development Limited	Accept	6.2
2539.3	Eco Sustainability Development Limited	Reject	6.2
2540.33	Federated Farmers of New Zealand	Reject	2
2540.34	Federated Farmers of New Zealand	Accept	1.3, 1.4 & 3.1
2540.35	Federated Farmers of New Zealand	Accept	1.3, 1.4 & 3.1
2540.36	Federated Farmers of New Zealand	Accept in Part	3.4
2540.37	Federated Farmers of New Zealand	Reject	1.3, 1.4 & 3.3
2540.38	Federated Farmers of New Zealand	Accept in Part	3.1 & 3.5
2540.39	Federated Farmers of New Zealand	Accept in Part	3.1 & 3.6
2540.40	Federated Farmers of New Zealand	Accept	3.7
2540.41	Federated Farmers of New Zealand	Accept	1.4
2540.42	Federated Farmers of New Zealand	Accept	1.4
2540.43	Federated Farmers of New Zealand	Accept	1.4
2540.44	Federated Farmers of New Zealand	Accept	1.4
2540.45	Federated Farmers of New Zealand	Accept	1.4
2540.46	Federated Farmers of New Zealand	Accept	1.4
2540.47	Federated Farmers of New Zealand	Reject	5
2540.48	Federated Farmers of New Zealand	Accept	1.3 & 1.4
2540.49	Federated Farmers of New Zealand	Accept	1.3 & 1.4
2540.50	Federated Farmers of New Zealand	Reject	6.2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2540.51	Federated Farmers of New Zealand	Accept	1.3 & 1.4
2540.52	Federated Farmers of New Zealand	Accept	1.3 & 1.4
2540.53	Federated Farmers of New Zealand	Accept	8
2540.54	Federated Farmers of New Zealand	Reject	1.3, 1.4 & 11
2540.55	Federated Farmers of New Zealand	Accept	1.3, 1.4 & 11
2540.56	Federated Farmers of New Zealand	Accept	1.3, 1.4 & 11
2549.2	Glentui Heights Limited	Reject	1.4 & 1.6
2552.2	Greenwood Group Ltd	Reject	1.3, 1.4 & 1.6
2560.3	Jade Lake Queenstown Ltd	Reject	1.6
2575.19	Queenstown Trails Trust	Accept	3.6
2575.6	Queenstown Trails Trust	Accept in Part	3.1 & 3.5
2575.7	Queenstown Trails Trust	Reject	4.2
2581.15	Go Orange Limited	Reject	3.5
2581.153	Go Orange Limited	Accept	3.1 & 3.7
2581.154	Go Orange Limited	Accept	3.1 & 3.7
2581.155	Go Orange Limited	Accept	3.1 & 3.7
2581.156	Go Orange Limited	Accept	3.1 & 3.7
2581.157	Go Orange Limited	Accept	3.1 & 3.7
2581.158	Go Orange Limited	Accept	3.1 & 3.7
2581.16	Go Orange Limited	Reject	4.1
2581.17	Go Orange Limited	Accept	4.3
2581.18	Go Orange Limited	Reject	4.2
2581.19	Go Orange Limited	Reject	1.3 & 1.4
2581.20	Go Orange Limited	Accept in Part	1.3 & 1.4
2581.21	Go Orange Limited	Reject	1.3 & 1.4
2581.22	Go Orange Limited	Accept in Part	6.2
2581.23	Go Orange Limited	Accept	6.2
2581.24	Go Orange Limited	Accept in Part	6.2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2581.25	Go Orange Limited	Reject	1.3 & 1.4
2581.26	Go Orange Limited	Accept in Part	6.2
2581.27	Go Orange Limited	Reject	6.2
2581.28	Go Orange Limited	Accept in Part	8
2581.29	Go Orange Limited	Reject	8
2581.30	Go Orange Limited	Reject	10
2581.54	Go Orange Limited	Accept	3.4
2581.55	Go Orange Limited	Accept in Part	3.1 & 3.5
2581.56	Go Orange Limited	Accept	3.6
2581.8	Go Orange Limited	Reject	1.5
2581.9	Go Orange Limited	Accept in Part	1.3 & 1.4
2584.8	Slopehill Properties Limited	Reject	1.3, 1.4 & 1.6
2618.2	Queenstown Airport Corporation	Accept in Part	3.1 - 3.6
2618.3	Queenstown Airport Corporation	Accept	4.1
2618.4	Queenstown Airport Corporation	Accept	1.4
2618.5	Queenstown Airport Corporation	Reject	1.3 & 1.4
2618.6	Queenstown Airport Corporation	Accept in Part	6.2
2618.7	Queenstown Airport Corporation	Accept	8
2618.8	Queenstown Airport Corporation	Accept	8
2618.9	Queenstown Airport Corporation	Accept	11

Part B: Further Submissions

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS1015.134	768.3	Straterra	Accept in Part	12
FS1015.39	519.3	Straterra	Accept	12
FS1040.23	519.3	Forest and Bird	Reject	12

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS1219.78	632.77	Bravo Trustee Company	Accept in Part	1.4
FS1219.79	632.78	Bravo Trustee Company	Accept in Part	1.4
FS1252.78	632.77	Tim & Paula Williams	Accept in Part	1.4
FS1252.79	632.78	Tim & Paula Williams	Accept in Part	1.4
FS1275.124	567.12	"Jacks Point" (Submitter number 762 and 856)	Accept in Part	1.4
FS1275.251	632.77	"Jacks Point" (Submitter number 762 and 856)	Accept in Part	1.4
FS1275.252	632.78	"Jacks Point" (Submitter number 762 and 856)	Accept in Part	1.4
FS1277.158	762.12	Jacks Point Residents and Owners Association	Accept	1.4
FS1277.159	762.13	Jacks Point Residents and Owners Association	Accept	1.4
FS1277.81	632.77	Jacks Point Residents and Owners Association	Accept in Part	1.4
FS1277.82	632.78	Jacks Point Residents and Owners Association	Accept in Part	1.4
FS1283.191	632.77	MJ and RB Williams and Brabant	Accept in Part	1.4
FS1283.192	632.78	MJ and RB Williams and Brabant	Accept in Part	1.4

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS1316.139	762.12	Harris-Wingrove Trust	Reject	1.4
FS1316.140	762.13	Harris-Wingrove Trust	Reject	1.4
FS1316.77	632.77	Harris-Wingrove Trust	Accept in Part	1.4
FS1316.78	632.78	Harris-Wingrove Trust	Accept in Part	1.4
FS1356.3	519.3	Cabo Limited	Reject	12
FS2701.16	2387.16	Murray & Clare Doyle	Reject	1.3, 1.4 & 6.1
FS2701.17	2387.17	Murray & Clare Doyle	Reject	N/A
FS2710.14	2388.2	McGuinness Pa Limited	Reject	N/A
FS2710.15	2388.3	McGuinness Pa Limited	Reject	N/A
FS2710.33	2295.4	McGuinness Pa Limited	Reject	3.3 & 3.4
FS2710.34	2295.5	McGuinness Pa Limited	Reject	3.3
FS2710.35	2295.6	McGuinness Pa Limited	Accept	3.6
FS2710.36	2295.7	McGuinness Pa Limited	Reject	3.6
FS2710.37	2295.8	McGuinness Pa Limited	Accept in Part	6.1
FS2719.173	2584.8	BSTGT Limited	Reject	1.3, 1.4 & 1.6
FS2720.116	2295.4	Boundary Trust	Accept	3.3 & 3.4
FS2720.117	2295.5	Boundary Trust	Accept	3.3
FS2720.118	2295.6	Boundary Trust	Reject	3.6
FS2720.119	2295.7	Boundary Trust	Accept	3.6
FS2720.120	2295.8	Boundary Trust	Accept in Part	6.1
FS2723.116	2295.4	Spruce Grove Trust - Malaghans Road	Accept	3.3 & 3.4

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2723.117	2295.5	Spruce Grove Trust - Malaghans Road	Accept	3.3
FS2723.118	2295.6	Spruce Grove Trust - Malaghans Road	Reject	3.6
FS2723.119	2295.7	Spruce Grove Trust - Malaghans Road	Accept	3.6
FS2723.120	2295.8	Spruce Grove Trust - Malaghans Road	Accept in Part	6.1
FS2724.116	2295.4	Spruce Grove Trust - Butel Road	Accept	3.3 & 3.4
FS2724.117	2295.5	Spruce Grove Trust - Butel Road	Accept	3.3
FS2724.118	2295.6	Spruce Grove Trust - Butel Road	Reject	3.6
FS2724.119	2295.7	Spruce Grove Trust - Butel Road	Accept	3.6
FS2724.120	2295.8	Spruce Grove Trust - Butel Road	Accept in Part	6.1
FS2725.15	2319.11	Guenther Raedler	Accept in part	1.4
FS2725.41	2317.11	Guenther Raedler	Accept in part	1.4
FS2728.1	2466.20	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept in Part	1.3 & 1.4

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2728.10	2454.8	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept	4.3
FS2728.11	2492.1	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept	4.3
FS2728.13	2373.4	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept in Part	3.4

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2728.14	2376.20	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept in Part	3.4
FS2728.15	2377.21	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept in Part	3.4
FS2728.16	2381.4	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept in Part	3.4



Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2728.17	2382.5	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept in Part	3.4
FS2728.18	2384.4	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept in Part	3.4
FS2728.19	2466.154	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept	4.3

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2728.2	2492.14	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept in Part	1.3 & 1.4
FS2728.20	2575.7	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept	4.2
FS2728.21	2492.19	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept	1.3 & 1.4

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2728.22	2494.23	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept	1.3 & 1.4
FS2728.23	2581.25	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept	1.3 & 1.4
FS2728.3	2494.18	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept in Part	1.3 & 1.4

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2728.4	2581.20	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept in Part	1.3 & 1.4
FS2728.5	2349.2	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept	10
FS2728.6	2466.30	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept	10

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2728.7	2492.24	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept	10
FS2728.8	2494.28	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept	10
FS2728.9	2581.30	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept	10
FS2733.16	2387.16	A Feeley, E Borrie and LP Trustees Limited	Reject	1.3, 1.4 & 6.1
FS2733.17	2387.17	A Feeley, E Borrie and LP Trustees Limited	Reject	N/A
FS2743.156	2552.2	Morven Ferry Limited	Reject	1.3, 1.4 & 1.6
FS2743.99	2386.20	Morven Ferry Limited	Accept in part	1.4

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2745.4	2295.4	Juie QT Limited	Accept	3.3 & 3.4
FS2745.5	2295.5	Juie QT Limited	Accept	3.3
FS2745.6	2295.6	Juie QT Limited	Reject	3.6
FS2745.7	2295.7	Juie QT Limited	Accept	3.6
FS2745.8	2295.8	Juie QT Limited	Accept in Part	6.1
FS2746.31	2466.8	Federated Farmers of New Zealand	Reject	1.5 & 6.2
FS2746.32	2242.12	Federated Farmers of New Zealand	Accept	1.3, 1.4 & 3.2
FS2746.33	2457.4	Federated Farmers of New Zealand	Accept	3.4
FS2746.34	2466.54	Federated Farmers of New Zealand	Accept	3.4
FS2746.35	2497.1	Federated Farmers of New Zealand	Reject	1.3 & 1.4
FS2746.36	2373.12	Federated Farmers of New Zealand	Accept	1.3 & 1.4
FS2746.37	2494.16	Federated Farmers of New Zealand	Reject	4.2
FS2746.38	2455.17	Federated Farmers of New Zealand	Accept in Part	6.2
FS2746.39	2455.18	Federated Farmers of New Zealand	Reject	8
FS2746.40	2455.19	Federated Farmers of New Zealand	Reject	8
FS2746.41	2242.16	Federated Farmers of New Zealand	Reject	8
FS2748.73	2291.8	Len McFadgen	Accept in part	1.4
FS2749.104	2386.20	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	Accept in part	1.4

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2749.161	2552.2	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	Reject	1.3, 1.4 & 1.6
FS2750.59	2291.8	Wakatipu Equities Limited	Accept in part	1.4
FS2751.1	2462.6	Heritage New Zealand Pouhere Taonga	Accept	1.3, 1.4 & 4.2
FS2751.10	2581.19	Heritage New Zealand Pouhere Taonga	Accept	1.3 & 1.4
FS2751.11	2373.4	Heritage New Zealand Pouhere Taonga	Accept in Part	3.4
FS2751.12	2376.20	Heritage New Zealand Pouhere Taonga	Accept in Part	3.4
FS2751.13	2377.21	Heritage New Zealand Pouhere Taonga	Accept in Part	3.4
FS2751.14	2381.4	Heritage New Zealand Pouhere Taonga	Accept in Part	3.4
FS2751.15	2382.5	Heritage New Zealand Pouhere Taonga	Accept in Part	3.4
FS2751.16	2384.4	Heritage New Zealand Pouhere Taonga	Accept in Part	3.4
FS2751.17	2540.36	Heritage New Zealand Pouhere Taonga	Accept in Part	3.4
FS2751.18	2540.38	Heritage New Zealand Pouhere Taonga	Accept in Part	3.1 & 3.5
FS2751.19	2466.20	Heritage New Zealand Pouhere Taonga	Accept in Part	1.3 & 1.4
FS2751.2	2466.152	Heritage New Zealand Pouhere Taonga	Accept in Part	1.3 & 1.4
FS2751.20	2492.14	Heritage New Zealand Pouhere Taonga	Accept in Part	1.3 & 1.4
FS2751.21	2494.18	Heritage New Zealand Pouhere Taonga	Accept in Part	1.3 & 1.4
FS2751.22	2581.20	Heritage New Zealand Pouhere Taonga	Accept in Part	1.3 & 1.4

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2751.23	2466.21	Heritage New Zealand Pouhere Taonga	Accept	1.3, 1.4 & 6.1
FS2751.24	2581.21	Heritage New Zealand Pouhere Taonga	Accept	1.3 & 1.4
FS2751.25	2466.25	Heritage New Zealand Pouhere Taonga	Accept	1.3 & 1.4
FS2751.26	2492.19	Heritage New Zealand Pouhere Taonga	Accept	1.3 & 1.4
FS2751.27	2494.23	Heritage New Zealand Pouhere Taonga	Accept	1.3 & 1.4
FS2751.28	2581.25	Heritage New Zealand Pouhere Taonga	Accept	1.3 & 1.4
FS2751.29	2466.28	Heritage New Zealand Pouhere Taonga	Accept in Part	8
FS2751.3	2494.149	Heritage New Zealand Pouhere Taonga	Accept in Part	1.3 & 1.4
FS2751.30	2466.29	Heritage New Zealand Pouhere Taonga	Accept	8
FS2751.31	2492.23	Heritage New Zealand Pouhere Taonga	Accept	8
FS2751.32	2494.27	Heritage New Zealand Pouhere Taonga	Accept	8
FS2751.33	2581.29	Heritage New Zealand Pouhere Taonga	Accept	8
FS2751.34	2349.2	Heritage New Zealand Pouhere Taonga	Accept	10
FS2751.35	2466.30	Heritage New Zealand Pouhere Taonga	Accept	10
FS2751.36	2492.24	Heritage New Zealand Pouhere Taonga	Accept	10
FS2751.37	2494.28	Heritage New Zealand Pouhere Taonga	Accept	10
FS2751.38	2581.30	Heritage New Zealand Pouhere Taonga	Accept	10



<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2751.4	2575.7	Heritage New Zealand Pouhere Taonga	Accept	4.2
FS2751.5	2468.9	Heritage New Zealand Pouhere Taonga	Accept in Part	1.3 & 1.4
FS2751.6	2492.2	Heritage New Zealand Pouhere Taonga	Accept in Part	4.3
FS2751.7	2466.19	Heritage New Zealand Pouhere Taonga	Accept	1.3 & 1.4
FS2751.8	2492.13	Heritage New Zealand Pouhere Taonga	Accept	1.3 & 1.4
FS2751.9	2494.17	Heritage New Zealand Pouhere Taonga	Accept	1.3 & 1.4
FS2752.17	2290.4	Go Orange Limited	Accept in part	1.4
FS2752.4	2462.6	Go Orange Limited	Reject	1.3, 1.4 & 4.2
FS2753.10	2466.8	Queenstown Water Taxis Limited	Reject	1.5 & 6.2
FS2753.11	2466.9	Queenstown Water Taxis Limited	Accept in Part	1.3 & 1.4
FS2753.151	2466.151	Queenstown Water Taxis Limited	Accept in Part	6.2
FS2753.152	2466.152	Queenstown Water Taxis Limited	Accept in Part	1.3 & 1.4
FS2753.153	2466.153	Queenstown Water Taxis Limited	Reject	4.3
FS2753.154	2466.154	Queenstown Water Taxis Limited	Reject	4.3
FS2753.165	2581.8	Queenstown Water Taxis Limited	Reject	1.5
FS2753.166	2581.9	Queenstown Water Taxis Limited	Accept in Part	1.3 & 1.4
FS2753.17	2466.15	Queenstown Water Taxis Limited	Reject	3.2

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2753.172	2581.15	Queenstown Water Taxis Limited	Reject	3.5
FS2753.173	2581.16	Queenstown Water Taxis Limited	Reject	4.1
FS2753.174	2581.17	Queenstown Water Taxis Limited	Accept	4.3
FS2753.175	2581.18	Queenstown Water Taxis Limited	Reject	4.2
FS2753.176	2581.19	Queenstown Water Taxis Limited	Reject	1.3 & 1.4
FS2753.177	2581.20	Queenstown Water Taxis Limited	Accept in Part	1.3 & 1.4
FS2753.178	2581.21	Queenstown Water Taxis Limited	Reject	1.3 & 1.4
FS2753.179	2581.22	Queenstown Water Taxis Limited	Accept in Part	6.2
FS2753.18	2466.16	Queenstown Water Taxis Limited	Reject	4.1
FS2753.180	2581.23	Queenstown Water Taxis Limited	Accept	6.2
FS2753.181	2581.24	Queenstown Water Taxis Limited	Accept in Part	6.2
FS2753.182	2581.25	Queenstown Water Taxis Limited	Reject	1.3 & 1.4
FS2753.183	2581.26	Queenstown Water Taxis Limited	Accept in Part	6.2
FS2753.184	2581.27	Queenstown Water Taxis Limited	Reject	6.2
FS2753.185	2581.28	Queenstown Water Taxis Limited	Accept in Part	8
FS2753.186	2581.29	Queenstown Water Taxis Limited	Reject	8
FS2753.187	2581.30	Queenstown Water Taxis Limited	Reject	10

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2753.19	2466.17	Queenstown Water Taxis Limited	Accept	4.3
FS2753.20	2466.18	Queenstown Water Taxis Limited	Reject	4.2
FS2753.209	2581.54	Queenstown Water Taxis Limited	Accept	3.4
FS2753.21	2466.19	Queenstown Water Taxis Limited	Reject	1.3 & 1.4
FS2753.210	2581.55	Queenstown Water Taxis Limited	Accept in Part	3.1 & 3.5
FS2753.211	2581.56	Queenstown Water Taxis Limited	Accept	3.6
FS2753.22	2466.20	Queenstown Water Taxis Limited	Accept in Part	1.3 & 1.4
FS2753.23	2466.21	Queenstown Water Taxis Limited	Reject	1.3, 1.4 & 6.1
FS2753.24	2466.22	Queenstown Water Taxis Limited	Accept in Part	6.2
FS2753.25	2466.23	Queenstown Water Taxis Limited	Accept	6.2
FS2753.26	2466.24	Queenstown Water Taxis Limited	Accept in Part	6.2
FS2753.27	2466.25	Queenstown Water Taxis Limited	Reject	1.3 & 1.4
FS2753.28	2466.26	Queenstown Water Taxis Limited	Accept in Part	6.2
FS2753.29	2466.27	Queenstown Water Taxis Limited	Reject	6.2
FS2753.30	2466.28	Queenstown Water Taxis Limited	Accept in Part	8
FS2753.308	2581.153	Queenstown Water Taxis Limited	Accept	3.1 & 3.7
FS2753.309	2581.154	Queenstown Water Taxis Limited	Accept	3.1 & 3.7

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2753.31	2466.29	Queenstown Water Taxis Limited	Reject	8
FS2753.310	2581.155	Queenstown Water Taxis Limited	Accept	3.1 & 3.7
FS2753.311	2581.156	Queenstown Water Taxis Limited	Accept	3.1 & 3.7
FS2753.312	2581.157	Queenstown Water Taxis Limited	Accept	3.1 & 3.7
FS2753.313	2581.158	Queenstown Water Taxis Limited	Accept	3.1 & 3.7
FS2753.32	2466.30	Queenstown Water Taxis Limited	Reject	10
FS2753.54	2466.54	Queenstown Water Taxis Limited	Accept	3.4
FS2753.55	2466.55	Queenstown Water Taxis Limited	Accept in Part	3.1 & 3.5
FS2753.56	2466.56	Queenstown Water Taxis Limited	Accept	3.6
FS2754.36	2618.2	Remarkables Park Limited	Reject	3.1 - 3.6
FS2754.37	2618.3	Remarkables Park Limited	Reject	4.1
FS2754.38	2618.4	Remarkables Park Limited	Reject	1.4
FS2754.39	2618.5	Remarkables Park Limited	Accept	1.3 & 1.4
FS2754.40	2618.6	Remarkables Park Limited	Reject	6.2
FS2754.41	2618.7	Remarkables Park Limited	Reject	8
FS2754.42	2618.8	Remarkables Park Limited	Reject	8
FS2754.59	2466.152	Remarkables Park Limited	Accept in Part	1.3 & 1.4
FS2754.60	2575.7	Remarkables Park Limited	Reject	4.2
FS2754.61	2492.13	Remarkables Park Limited	Reject	1.3 & 1.4
FS2754.62	2376.26	Remarkables Park Limited	Accept in Part	4.2
FS2754.63	2494.16	Remarkables Park Limited	Reject	4.2
FS2754.64	2382.19	Remarkables Park Limited	Accept in Part	1.4 & 6.2

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2754.65	2239.6	Remarkables Park Limited	Reject	1.3 & 1.4
FS2754.66	2239.7	Remarkables Park Limited	Reject	1.3 & 1.4
FS2754.67	2242.16	Remarkables Park Limited	Reject	8
FS2755.35	2618.2	Queenstown Park Limited	Reject	3.1 - 3.6
FS2755.36	2618.3	Queenstown Park Limited	Reject	4.1
FS2755.37	2618.4	Queenstown Park Limited	Reject	1.4
FS2755.38	2618.5	Queenstown Park Limited	Accept	1.3 & 1.4
FS2755.39	2618.6	Queenstown Park Limited	Reject	6.2
FS2755.40	2618.7	Queenstown Park Limited	Reject	8
FS2755.41	2618.8	Queenstown Park Limited	Reject	8
FS2755.58	2466.152	Queenstown Park Limited	Accept in Part	1.3 & 1.4
FS2755.59	2575.7	Queenstown Park Limited	Reject	4.2
FS2755.60	2492.13	Queenstown Park Limited	Reject	1.3 & 1.4
FS2755.61	2376.26	Queenstown Park Limited	Accept in Part	4.2
FS2755.62	2494.16	Queenstown Park Limited	Reject	4.2
FS2755.63	2382.19	Queenstown Park Limited	Accept in Part	1.4 & 6.2
FS2755.64	2239.6	Queenstown Park Limited	Reject	1.3 & 1.4
FS2755.65	2239.7	Queenstown Park Limited	Reject	1.3 & 1.4
FS2755.66	2242.16	Queenstown Park Limited	Reject	8
FS2756.8	2485.11	Kiwi Birdlife Park Limited	Accept	1.3, 1.4 & 6.1
FS2757.4	2618.2	Transpower New Zealand Limited	Reject	3.1 - 3.6
FS2757.5	2540.54	Transpower New Zealand Limited	Accept	1.3, 1.4 & 11
FS2758.1	2446.9	New Zealand Tungsten Mining Limited	Accept	1.3, 1.4 & 5
FS2758.2	2446.10	New Zealand Tungsten Mining Limited	Reject	5

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2758.3	2446.13	New Zealand Tungsten Mining Limited	Reject	1.3 & 1.4
FS2758.4	2446.14	New Zealand Tungsten Mining Limited	Reject	8
FS2758.5	2446.15	New Zealand Tungsten Mining Limited	Reject	8
FS2758.6	2242.12	New Zealand Tungsten Mining Limited	Accept	1.3, 1.4 & 3.2
FS2758.7	2242.16	New Zealand Tungsten Mining Limited	Reject	8
FS2759.5	2242.12	Queenstown Airport Corporation	Accept	1.3, 1.4 & 3.2
FS2759.7	2462.7	Queenstown Airport Corporation	Accept	1.3, 1.4 & 6.2
FS2760.135	2384.4	Real Journeys Limited	Accept in Part	3.4
FS2760.136	2384.5	Real Journeys Limited	Accept	3.6
FS2760.137	2384.6	Real Journeys Limited	Reject	1.3 & 1.4
FS2760.138	2384.7	Real Journeys Limited	Accept	4.1
FS2760.139	2384.8	Real Journeys Limited	Accept	4.1
FS2760.140	2384.9	Real Journeys Limited	Accept	4.1
FS2760.141	2384.10	Real Journeys Limited	Accept	4.2
FS2760.142	2384.11	Real Journeys Limited	Accept	1.3 & 1.4
FS2760.143	2384.12	Real Journeys Limited	Accept	1.3, 1.4 & 6.2
FS2760.144	2384.13	Real Journeys Limited	Accept in Part	1.3, 1.4 & 6.2
FS2760.145	2384.14	Real Journeys Limited	Accept	1.3 & 1.4
FS2760.146	2384.15	Real Journeys Limited	Accept in Part	1.4 & 6.2
FS2760.147	2384.16	Real Journeys Limited	Accept	4.3
FS2760.148	2384.17	Real Journeys Limited	Reject	4.3
FS2760.149	2384.18	Real Journeys Limited	Reject	4.3

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2760.150	2384.19	Real Journeys Limited	Reject	4.3
FS2760.151	2384.20	Real Journeys Limited	Reject	4.3
FS2760.152	2384.21	Real Journeys Limited	Reject	4.3
FS2760.159	2384.28	Real Journeys Limited	Accept in Part	3.1, 3.6 & 3.8
FS2760.163	2373.4	Real Journeys Limited	Accept in Part	3.4
FS2760.164	2373.5	Real Journeys Limited	Accept	3.6
FS2760.165	2373.6	Real Journeys Limited	Reject	1.3 & 1.4
FS2760.166	2373.7	Real Journeys Limited	Accept	4.1
FS2760.167	2373.8	Real Journeys Limited	Accept	4.1
FS2760.168	2373.9	Real Journeys Limited	Accept	4.1
FS2760.169	2373.10	Real Journeys Limited	Accept in Part	4.2
FS2760.170	2373.11	Real Journeys Limited	Reject	4.3
FS2760.171	2373.12	Real Journeys Limited	Accept	1.3 & 1.4
FS2760.172	2373.13	Real Journeys Limited	Accept in Part	4.3
FS2760.173	2373.14	Real Journeys Limited	Accept	1.3, 1.4 & 6.2
FS2760.174	2373.15	Real Journeys Limited	Accept in Part	1.3, 1.4 & 6.2
FS2760.175	2373.16	Real Journeys Limited	Accept	1.3 & 1.4
FS2760.176	2373.17	Real Journeys Limited	Reject	1.3 & 1.4
FS2760.177	2373.18	Real Journeys Limited	Reject	4.3 & 6.2
FS2760.178	2373.19	Real Journeys Limited	Reject	4.3
FS2760.185	2373.26	Real Journeys Limited	Reject	4.3 & 6.2
FS2760.186	2454.1	Real Journeys Limited	Reject	1.5 & 4.3
FS2760.187	2454.2	Real Journeys Limited	Accept	4.3 & 6.2
FS2760.188	2454.3	Real Journeys Limited	Reject	4.3
FS2760.189	2454.4	Real Journeys Limited	Reject	1.5 & 4.3
FS2760.190	2454.5	Real Journeys Limited	Reject	4.3

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2760.191	2454.6	Real Journeys Limited	Reject	3.8
FS2760.192	2454.7	Real Journeys Limited	Accept in Part	4.3
FS2760.193	2454.8	Real Journeys Limited	Reject	4.3
FS2760.197	2290.4	Real Journeys Limited	Accept in part	1.4
FS2760.201	2492.1	Real Journeys Limited	Reject	4.3
FS2760.202	2492.2	Real Journeys Limited	Reject	4.3
FS2760.209	2492.9	Real Journeys Limited	Reject	3.2
FS2760.210	2492.10	Real Journeys Limited	Reject	4.1
FS2760.211	2492.11	Real Journeys Limited	Accept	1.3, 1.4 & 4.3
FS2760.212	2492.12	Real Journeys Limited	Reject	4.2
FS2760.213	2492.13	Real Journeys Limited	Reject	1.3 & 1.4
FS2760.214	2492.14	Real Journeys Limited	Accept in Part	1.3 & 1.4
FS2760.215	2492.15	Real Journeys Limited	Reject	1.3, 1.4 & 6.1
FS2760.216	2492.16	Real Journeys Limited	Accept in Part	6.2
FS2760.217	2492.17	Real Journeys Limited	Accept	6.2
FS2760.218	2492.18	Real Journeys Limited	Accept in Part	6.2
FS2760.219	2492.19	Real Journeys Limited	Reject	1.3 & 1.4
FS2760.220	2492.20	Real Journeys Limited	Accept in Part	6.2
FS2760.221	2492.21	Real Journeys Limited	Reject	6.2
FS2760.222	2492.22	Real Journeys Limited	Accept in Part	8
FS2760.223	2492.23	Real Journeys Limited	Reject	8
FS2760.224	2492.24	Real Journeys Limited	Reject	10
FS2760.24	2538.23	Real Journeys Limited	Accept in Part	3.1 & 3.5
FS2760.248	2492.48	Real Journeys Limited	Accept	3.4
FS2760.249	2492.49	Real Journeys Limited	Accept in Part	3.1 & 3.5
FS2760.25	2538.24	Real Journeys Limited	Accept	3.6



<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2760.250	2492.50	Real Journeys Limited	Accept	3.6
FS2760.26	2538.25	Real Journeys Limited	Accept	3.7
FS2760.27	2538.26	Real Journeys Limited	Accept	3.7
FS2760.28	2538.27	Real Journeys Limited	Accept	1.3 & 1.4
FS2760.29	2538.28	Real Journeys Limited	Reject	6.2
FS2760.30	2538.29	Real Journeys Limited	Accept	8
FS2760.31	2538.30	Real Journeys Limited	Accept	8
FS2760.315	2492.115	Real Journeys Limited	Accept	3.1
FS2760.316	2492.116	Real Journeys Limited	Accept	3.1
FS2760.317	2492.117	Real Journeys Limited	Accept	3.1
FS2760.318	2492.118	Real Journeys Limited	Accept	3.1
FS2760.319	2492.119	Real Journeys Limited	Accept	3.1
FS2760.32	2538.31	Real Journeys Limited	Accept	8
FS2760.320	2492.120	Real Journeys Limited	Accept	3.1
FS2760.326	2494.6	Real Journeys Limited	Reject	1.5
FS2760.327	2494.7	Real Journeys Limited	Reject	1.3 & 1.4
FS2760.331	2494.13	Real Journeys Limited	Reject	3.2
FS2760.332	2494.14	Real Journeys Limited	Reject	4.1
FS2760.333	2494.15	Real Journeys Limited	Accept	4.3
FS2760.334	2494.16	Real Journeys Limited	Reject	4.2
FS2760.335	2494.17	Real Journeys Limited	Reject	1.3 & 1.4
FS2760.336	2494.18	Real Journeys Limited	Accept in Part	1.3 & 1.4
FS2760.337	2494.19	Real Journeys Limited	Reject	1.3 & 1.4
FS2760.338	2494.20	Real Journeys Limited	Accept in Part	6.2
FS2760.339	2494.21	Real Journeys Limited	Accept	6.2
FS2760.340	2494.22	Real Journeys Limited	Accept in Part	6.2
FS2760.341	2494.23	Real Journeys Limited	Reject	1.3 & 1.4
FS2760.342	2494.24	Real Journeys Limited	Accept in Part	6.2

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2760.343	2494.25	Real Journeys Limited	Reject	6.2
FS2760.344	2494.26	Real Journeys Limited	Accept in Part	8
FS2760.345	2494.27	Real Journeys Limited	Reject	8
FS2760.346	2494.28	Real Journeys Limited	Reject	10
FS2760.370	2494.52	Real Journeys Limited	Accept	3.4
FS2760.371	2494.53	Real Journeys Limited	Accept	3.1
FS2760.372	2494.54	Real Journeys Limited	Accept	3.1
FS2760.449	2494.149	Real Journeys Limited	Accept in Part	1.3 & 1.4
FS2760.453	2494.153	Real Journeys Limited	Accept	3.1
FS2760.454	2494.154	Real Journeys Limited	Accept	3.1
FS2760.455	2494.155	Real Journeys Limited	Accept	3.1
FS2760.456	2494.156	Real Journeys Limited	Accept	3.1
FS2760.457	2494.157	Real Journeys Limited	Accept	3.1
FS2760.458	2494.158	Real Journeys Limited	Accept	3.1
FS2760.460	2468.9	Real Journeys Limited	Accept in Part	1.3 & 1.4
FS2760.464	2462.6	Real Journeys Limited	Reject	1.3, 1.4 & 4.2
FS2760.506	2446.10	Real Journeys Limited	Reject	5
FS2760.507	2446.9	Real Journeys Limited	Accept	1.3, 1.4 & 5
FS2760.508	2446.13	Real Journeys Limited	Reject	1.3 & 1.4
FS2760.514	2455.17	Real Journeys Limited	Accept in Part	6.2
FS2764.1	2377.35	Queenstown Central Limited	Reject	6.2
FS2767.11	2493.11	Queenstown Commercial Parapenters	Reject	4.2
FS2767.12	2493.13	Queenstown Commercial Parapenters	Reject	6.1
FS2767.13	2493.12	Queenstown Commercial Parapenters	Reject	6.1

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2769.44	2386.17	Arrowtown Retirement Village Joint Venture	Accept in part	1.4
FS2769.47	2386.20	Arrowtown Retirement Village Joint Venture	Accept in part	1.4
FS2771.4	2382.5	John May	Accept in Part	3.4
FS2771.5	2382.13	John May	Accept	6.1
FS2772.12	2388.2	R Hadley	Reject	N/A
FS2772.13	2388.3	R Hadley	Reject	N/A
FS2777.11	2485.11	Skyline Enterprises Limited	Reject	1.3, 1.4 & 6.1
FS2782.45	2487.14	Glencoe Station Limited	Reject	1.3 & 1.4
FS2783.149	2318.11	Lake Hayes Cellar Limited	Accept in part	1.4
FS2787.113	2319.11	P Chittock	Accept in part	1.4
FS2787.35	2315.11	P Chittock	Accept in part	1.4
FS2787.61	2316.11	P Chittock	Accept in part	1.4
FS2787.8	2291.8	P Chittock	Accept in part	1.4
FS2787.87	2317.11	P Chittock	Accept in part	1.4
FS2788.1	2327.1	Henley Downs Land Holdings Ltd	Accept	3.5
FS2788.10	2455.18	Henley Downs Land Holdings Ltd	Reject	8
FS2788.11	2455.19	Henley Downs Land Holdings Ltd	Reject	8
FS2788.12	2494.18	Henley Downs Land Holdings Ltd	Accept in Part	1.3 & 1.4
FS2788.13	2329.1	Henley Downs Land Holdings Ltd	Accept in part	1.4
FS2788.2	2242.12	Henley Downs Land Holdings Ltd	Accept	1.3, 1.4 & 3.2
FS2788.3	2242.16	Henley Downs Land Holdings Ltd	Reject	8
FS2788.7	2446.9	Henley Downs Land Holdings Ltd	Accept	1.3, 1.4 & 5
FS2788.8	2446.10	Henley Downs Land Holdings Ltd	Reject	5
FS2788.9	2446.13	Henley Downs Land Holdings Ltd	Accept	1.3 & 1.4

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2789.1	2327.1	Soho Ski Area Ltd and Blackmans Creek No.1 LP	Accept	3.5
FS2789.10	2455.18	Soho Ski Area Ltd and Blackmans Creek No.1 LP	Reject	8
FS2789.11	2455.19	Soho Ski Area Ltd and Blackmans Creek No.1 LP	Reject	8
FS2789.12	2494.18	Soho Ski Area Ltd and Blackmans Creek No.1 LP	Accept in Part	1.3 & 1.4
FS2789.13	2329.1	Soho Ski Area Ltd and Blackmans Creek No.1 LP	Accept in part	1.4
FS2789.2	2242.12	Soho Ski Area Ltd and Blackmans Creek No.1 LP	Accept	1.3, 1.4 & 3.2
FS2789.26	2454.8	Soho Ski Area Ltd and Blackmans Creek No.1 LP	Reject	4.3
FS2789.27	2454.6	Soho Ski Area Ltd and Blackmans Creek No.1 LP	Reject	3.8
FS2789.3	2242.16	Soho Ski Area Ltd and Blackmans Creek No.1 LP	Reject	8
FS2789.7	2446.9	Soho Ski Area Ltd and Blackmans Creek No.1 LP	Accept	1.3, 1.4 & 5
FS2789.8	2446.10	Soho Ski Area Ltd and Blackmans Creek No.1 LP	Reject	5
FS2789.9	2446.13	Soho Ski Area Ltd and Blackmans Creek No.1 LP	Accept	1.3 & 1.4
FS2790.1	2327.1	Treble Cone Investments Ltd	Accept	3.5
FS2790.10	2455.18	Treble Cone Investments Ltd	Reject	8
FS2790.11	2455.19	Treble Cone Investments Ltd	Reject	8
FS2790.12	2494.18	Treble Cone Investments Ltd	Accept in Part	1.3 & 1.4
FS2790.13	2329.1	Treble Cone Investments Ltd	Accept in part	1.4
FS2790.2	2242.12	Treble Cone Investments Ltd	Accept	1.3, 1.4 & 3.2
FS2790.26	2454.8	Treble Cone Investments Ltd	Reject	4.3

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2790.27	2454.6	Treble Cone Investments Ltd	Reject	3.8
FS2790.3	2242.16	Treble Cone Investments Ltd	Reject	8
FS2790.7	2446.9	Treble Cone Investments Ltd	Accept	1.3, 1.4 & 5
FS2790.8	2446.10	Treble Cone Investments Ltd	Reject	5
FS2790.9	2446.13	Treble Cone Investments Ltd	Accept	1.3 & 1.4
FS2799.1	2468.2	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept in Part	3.1 & 3.3
FS2799.10	2349.2	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept	10
FS2799.11	2442.12	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept in Part	11
FS2799.12	2376.44	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept	11
FS2799.2	2462.1	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept in Part	3.2
FS2799.3	2457.9	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept in Part	1.3 & 1.4
FS2799.4	2377.31	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept	1.3, 1.4 & 6.2
FS2799.5	2539.1	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Reject	6.2
FS2799.6	2457.11	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept in Part	6.2
FS2799.7	2466.22	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept in Part	6.2

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2799.8	2454.5	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Reject	4.3
FS2799.9	2457.15	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept in Part	6.2
FS2800.1	2454.1	Cardrona Alpine Resort Limited	Reject	1.5 & 4.3
FS2800.10	2384.4	Cardrona Alpine Resort Limited	Accept in Part	3.4
FS2800.11	2384.5	Cardrona Alpine Resort Limited	Accept	3.6
FS2800.12	2384.6	Cardrona Alpine Resort Limited	Reject	1.3 & 1.4
FS2800.13	2384.7	Cardrona Alpine Resort Limited	Accept	4.1
FS2800.14	2384.8	Cardrona Alpine Resort Limited	Accept	4.1
FS2800.15	2384.9	Cardrona Alpine Resort Limited	Accept	4.1
FS2800.16	2384.10	Cardrona Alpine Resort Limited	Accept	4.2
FS2800.17	2384.11	Cardrona Alpine Resort Limited	Accept	1.3 & 1.4
FS2800.18	2384.12	Cardrona Alpine Resort Limited	Accept	1.3, 1.4 & 6.2
FS2800.19	2384.13	Cardrona Alpine Resort Limited	Accept in Part	1.3, 1.4 & 6.2
FS2800.2	2454.2	Cardrona Alpine Resort Limited	Accept	4.3 & 6.2
FS2800.20	2384.14	Cardrona Alpine Resort Limited	Accept	1.3 & 1.4
FS2800.21	2384.15	Cardrona Alpine Resort Limited	Accept in Part	1.4 & 6.2
FS2800.22	2384.16	Cardrona Alpine Resort Limited	Accept	4.3
FS2800.23	2384.17	Cardrona Alpine Resort Limited	Reject	4.3
FS2800.24	2384.18	Cardrona Alpine Resort Limited	Reject	4.3
FS2800.25	2384.19	Cardrona Alpine Resort Limited	Reject	4.3
FS2800.26	2384.20	Cardrona Alpine Resort Limited	Reject	4.3
FS2800.27	2384.21	Cardrona Alpine Resort Limited	Reject	4.3
FS2800.3	2454.3	Cardrona Alpine Resort Limited	Reject	4.3

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2800.34	2384.28	Cardrona Alpine Resort Limited	Accept in Part	3.1, 3.6 & 3.8
FS2800.38	2373.4	Cardrona Alpine Resort Limited	Accept in Part	3.4
FS2800.39	2373.5	Cardrona Alpine Resort Limited	Accept	3.6
FS2800.4	2454.4	Cardrona Alpine Resort Limited	Reject	1.5 & 4.3
FS2800.40	2373.6	Cardrona Alpine Resort Limited	Reject	1.3 & 1.4
FS2800.41	2373.7	Cardrona Alpine Resort Limited	Accept	4.1
FS2800.42	2373.8	Cardrona Alpine Resort Limited	Accept	4.1
FS2800.43	2373.9	Cardrona Alpine Resort Limited	Accept	4.1
FS2800.44	2373.10	Cardrona Alpine Resort Limited	Accept in Part	4.2
FS2800.45	2373.11	Cardrona Alpine Resort Limited	Reject	4.3
FS2800.46	2373.12	Cardrona Alpine Resort Limited	Accept	1.3 & 1.4
FS2800.47	2373.13	Cardrona Alpine Resort Limited	Accept in Part	4.3
FS2800.48	2373.14	Cardrona Alpine Resort Limited	Accept	1.3, 1.4 & 6.2
FS2800.49	2373.15	Cardrona Alpine Resort Limited	Accept in Part	1.3, 1.4 & 6.2
FS2800.5	2454.6	Cardrona Alpine Resort Limited	Reject	3.8
FS2800.50	2373.16	Cardrona Alpine Resort Limited	Accept	1.3 & 1.4
FS2800.51	2373.17	Cardrona Alpine Resort Limited	Reject	1.3 & 1.4
FS2800.52	2373.18	Cardrona Alpine Resort Limited	Reject	4.3 & 6.2
FS2800.53	2373.19	Cardrona Alpine Resort Limited	Reject	4.3
FS2800.6	2454.7	Cardrona Alpine Resort Limited	Accept in Part	4.3
FS2800.60	2373.26	Cardrona Alpine Resort Limited	Reject	4.3 & 6.2
FS2800.61	2462.6	Cardrona Alpine Resort Limited	Reject	1.3, 1.4 & 4.2

# 25 Earthworks

## 25.1 Purpose

Earthworks are often a necessary component of the use and development of rural and urban land, and are often an integral part of the development, operation, maintenance and upgrading of infrastructure. Within urban areas, some modification of the landscape is inevitable in order to provide for development, including creating functional, safe and stable building sites, as well as roads and access ways with appropriate gradients. Within rural areas, some smaller scale earthworks are required to ensure the ongoing viability of rural land uses.

Within both rural and urban locations earthworks have the potential for adverse effects on landscape and visual amenity values and require management to ensure the District's Outstanding Natural Features, Landscapes, amenity values, cultural values, waterbodies and their margins are protected from inappropriate development.

Earthworks associated with construction, subdivision, land use and development can cause erosion of land and sedimentation of stormwater. Unless appropriately managed this could affect stormwater networks, or result in sediment entering wetlands, rivers and lakes. Earthworks can also create temporary nuisance effects from dust, noise and vibration that require management. The focus of Chapter 25 is therefore on ensuring the adverse effects of earthworks are appropriately managed and minimised. It does not seek to discourage or avoid earthworks in the District.

The volume, cut and fill limits in the Earthworks Chapter do not apply to earthworks associated subdivisions. All other rules in the Earthworks Chapter apply to subdivisions to manage potential adverse effects from for instance, earthworks near water bodies or cut and fill adjacent to neighbouring properties. Applications for subdivisions involving earthworks shall also be considered against the matters of discretion and assessment matters in this chapter.

Earthworks in this plan encompass the defined activities of earthworks but exclude cultivation, mineral prospecting, exploration and mining activity.

## 25.2 Objectives and Policies

**25.2.1 Objective – Earthworks are undertaken in a manner that minimises adverse effects on the environment, protects people and communities, and maintains landscape and visual amenity values.**

### Policies

25.2.1.1 Ensure earthworks minimise erosion, land instability, and sediment generation and off-site discharge during construction activities associated with subdivision and development.

25.2.1.2 Manage the adverse effects of earthworks to avoid inappropriate adverse effects and minimise other adverse effects, in a way that:



- a. Protects the values of Outstanding Natural Features and Landscapes;
- b. Maintains the amenity values of Rural Character Landscapes
- c. Protects the values of Significant Natural Areas and the margins of lakes, rivers and wetlands;
- d. Minimises the exposure of aquifers, in particular the Wakatipu Basin, Hāwea Basin, Wanaka Basin and Cardrona alluvial ribbon aquifers;

Note: These aquifers are identified in the Otago Regional Plan: Water for Otago 2004.

- e. Protects Māori cultural values, including wāhi tapu and wāhi tūpuna and other sites of significance to Māori;
- f. Protects the values of heritage sites, precincts and landscape overlays from inappropriate subdivision, use and development; and
- g. Maintains public access to and along lakes and rivers.

- 25.2.1.3 Avoid, where practicable, or remedy or mitigate adverse visual effects of earthworks on visually prominent slopes, natural landforms and ridgelines.
- 25.2.1.4 Manage the scale and extent of earthworks to maintain the amenity values and quality of rural and urban areas.
- 25.2.1.5 Design earthworks to recognise the constraints and opportunities of the site and environment.
- 25.2.1.6 Ensure that earthworks are designed and undertaken in a manner that does not adversely affect infrastructure, buildings and the stability of adjoining sites.
- 25.2.1.7 Encourage limiting the area and volume of earthworks being undertaken on a site at any one time to minimise adverse effects on water bodies and nuisance effects of adverse construction noise, vibration, odour, dust and traffic effects.
- 25.2.1.8 Undertake processes to avoid adverse effects on cultural heritage, including wāhi tapu, wāhi tūpuna and other taonga, and archaeological sites, or where these cannot be avoided, effects are remedied or mitigated.
- 25.2.1.9 Manage the potential adverse effects arising from exposing or disturbing accidentally discovered material by following the Accidental Discovery Protocol in Schedule 25.10.
- 25.2.1.10 Ensure that earthworks that generate traffic movements maintain the safety of roads and accesses, and do not degrade the amenity and quality of surrounding land.
- 25.2.1.11 Ensure that earthworks minimise natural hazard risk to people, communities and property, in particular earthworks undertaken to facilitate land development or natural hazard mitigation.

## **25.2.2 Objective – The social, cultural and economic wellbeing of people and communities benefits from earthworks**

### **Policies**

- 25.2.2.1 Enable earthworks that are necessary to provide for people and communities wellbeing, having particular regard to the importance of:
- a. Nationally and Regionally Significant Infrastructure;
  - b. tourism infrastructure and activities, including the continued operation, and provision for future sensitive development of recreation and tourism activities within the Ski Area Sub Zones and the vehicle testing facility within the Waiorau Ski Area Sub Zone;
  - c. minimising the risk of natural hazards;
  - d. enhancing the operational efficiency of farming including maintenance and improvement of track access and fencing; and
  - e. the use and enjoyment of land for recreation, including public walkways and trails.

## **25.3 Other Provisions and Rules**

### **25.3.1 District Wide**

Attention is drawn to the following District Wide chapters.

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

- 25.3.1.1 Refer to Chapter 33 Indigenous Vegetation and Biodiversity for earthworks within Significant Natural Areas. The provisions of this chapter apply in addition to the provisions in Chapter 33 Indigenous Vegetation and Biodiversity.
- 25.3.1.2 Earthworks are also managed as part of development activities and modifications to Historic Heritage items and settings identified on the Planning Maps and in Chapter 26 Historic Heritage. The provisions of this chapter apply in addition to the provisions in Chapter 26 Historic Heritage.

25.3.1.3 The rules relating to construction noise and vibration are managed in Chapter 36: Noise. Consideration of construction noise and vibration associated with earthworks are included as matters of discretion in Part 25.7 and assessment matters in Part 25.8 as a component of the management of the potential adverse effects of earthworks.

### **25.3.2 Interpreting and Applying the Rules**

25.3.2.1 A permitted activity must comply with all the rules listed in the Activity and Standards tables, and any relevant district wide rules, otherwise a resource consent will be required.

25.3.2.2 Where an activity does not comply with a Standard listed in the Standards table, the activity status identified by the Non-Compliance Status column shall apply. Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.

25.3.2.3 For restricted discretionary activities, the Council shall restrict the exercise of its discretion to the matters listed in 25.7 Matters of Discretion.

25.3.2.4 The rules for any zone include any subzone or overlay applicable to that zone, except where otherwise specified.

25.3.2.5 Earthworks associated with subdivisions under Chapter 27 are exempt from the following Rules:

- a. Table 25.2 Maximum Volume;
- b. Rule 25.5.15 Cut Standard; and
- c. Rule 25.5.16 Fill Standard.

All other rules in the Earthworks Chapter apply to earthworks associated with a subdivision. Applications for earthworks that are associated with subdivision shall be considered against the matters of discretion for earthworks in Part 25.7 and assessment matters in Part 25.8.

Applications for subdivision involving any earthworks shall be considered against the matters of discretion for earthworks in Part 25.7 and assessment matters in Part 25.8.

25.3.2.6 Earthworks within the Ski Area Sub Zones and vehicle testing facilities within the Waairau Ski Area Sub Zone are exempt from the earthworks rules, with the exception of the following rules that apply:

- a. Rules 25.5.12 and 25.5.13 that control erosion and sediment and dust;
- b. Rule 25.5.19 setbacks from waterbodies; and
- c. Rule 25.5.20 exposing groundwater.

- 25.3.2.7 Earthworks within the Rural Zone, Gibbston Character Zone and Rural Lifestyle Zone to facilitate the construction of a building and landscaping authorised by resource consent within an approved building platform are exempt from the following rules:
- a. Table 25.2 Maximum Volume;
  - b. Rule 25.5.15 Cut Standard; and
  - c. Rule 25.5.16 Fill Standard.
- 25.3.2.8 The provisions in this chapter do not apply to the following activities in Chapter 30 Energy and Utilities:
- a. Earthworks, buildings, structures and National Grid sensitive activities undertaken within the National Grid Yard;
  - b. Earthworks for the placement of underground electricity cables or lines.
  - c. Earthworks for the construction, alteration, or addition to underground lines.
- 25.3.2.9 Earthworks shall be calculated as follows:
- a. The maximum volume and area of earthworks shall be calculated per site, within any consecutive 12 month period
  - b. Volume shall mean the sum of all earth that is moved within a site and includes the total of any combined cut and fill. Refer to Interpretive Diagrams 25.1 to 25.3 located within Schedule 25.9
- 25.3.2.10 Earthworks for the following shall be exempt from the rules in Tables 25.1 to 25.3:
- a. Erosion and sediment control except where subject to Rule 25.5.19 setback from waterbodies.
  - b. The digging of holes for offal pits
  - c. Fence posts.
  - d. Drilling bores.
  - e. Mining Activity, Mineral Exploration or Mineral Prospecting.
  - f. Planting riparian vegetation.
  - g. Internments within legally established burial grounds.
  - h. Maintenance of existing vehicle and recreational accesses and tracks, excluding their expansion.
  - i. Deposition of spoil from drain clearance work within the site the drain crosses.

- j. Test pits or boreholes necessary as part of a geotechnical assessment or contaminated land assessment where the ground is reinstated to existing levels within 48 hours.
- k. Firebreaks not exceeding 10 metres width.
- l. Cultivation and cropping.
- m. Fencing in the Rural Zone, Wakatipu Basin Rural Amenity Zone (excluding the Precinct), Rural Lifestyle Zone and Gibbston Character Zone where any cut or fill does not exceed 1 metre in height or any earthworks does not exceed 1 metre in width.
- n. Earthworks where the following National Environmental Standards have regulations that prevail over the District Plan:
  - (i) Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009.
  - (ii) Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.
  - (iii) Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016.
  - (iv) Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2016.

25.3.2.11 The following abbreviations are used within this Chapter.

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

### 25.3.3 Advice Notes - Regional Council Provisions

25.3.3.1 Some earthworks activities including those that:

- a. involve the diversion of water; including any earthworks structures used for flood hazard mitigation; or
- b. discharge of stormwater with sediment; or
- c. modification to water bodies including wetlands; or
- d. result in the exposure of groundwater aquifers:  
are subject to the Otago Regional Council Regional Plan: Water for Otago 2004.

25.3.3.2 Cleanfill and Landfill activities are also subject to the Otago Regional Council Regional Plan: Waste for Otago 1997.

### 25.3.4 Advice Notes - General

25.3.4.1 Those who wish to undertake earthworks in the vicinity of Queenstown Airport or Wanaka Airport are referred to Figures 1 to 4 of the Planning Maps which identify the Airport Approach and Protection Measures, and Airport Protection Inner Horizontal and

Conical Surfaces for Queenstown Airport and Wanaka Airport. Land use restrictions within these areas are further described in Chapter 37: Designations, Parts D.3 and E.2. Persons who wish to undertake earthworks are advised to consult with the relevant requiring authority and the Civil Aviation Authority.

25.3.4.2 Part I of the Heritage New Zealand Pouhere Taonga Act 2014 states that no work may be undertaken on an archaeological site (whether recorded or unrecorded) until an archaeological authority to destroy, damage or modify a site has been granted by Heritage New Zealand Pouhere Taonga in accordance with that Act. Note: A recorded site is an archaeological site recorded via the New Zealand Archaeological Association’s Site Recording Scheme and information is available at [www.archsite.org.nz](http://www.archsite.org.nz).

25.3.4.3 Attention is drawn to the following iwi management plans that should be taken into account of and given regard to when assessing resource consent applications:

- a. Te Tangi a Taurira: The Cry of the People, the Ngāi Tahu ki Murihiku Iwi Management Plan for Natural Resources 2008.
- b. Kāi Tahu ki Otago Natural Resource Management Plans 1995 and 2005.

25.3.4.4 Resource consent may be required for earthworks under the following National Environmental Standards:

- a. Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. In particular for earthworks associated with the removal or replacement of fuel storage tanks, earthworks associated with sampling or disturbance of land identified in the Listed Land Use Register held by the Otago Regional Council. In these instances, the NES applies instead of the District Plan provisions.
- b. The Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016. In particular for earthworks associated with antennas and cabinets. Refer to Chapter 30 Energy and Utilities for clarification as to whether the NES applies instead of the District Plan provisions.
- c. The Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009. Refer to Chapter 30 Energy and Utilities for clarification as to whether the NES applies instead of the District Plan provisions.
- d. The Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.

## 25.4 Rules – Activities

	<b>Table 25.1 - Earthworks Activities</b>	<b>Activity Status</b>
<b>25.4.1</b>	<b>Earthworks that comply with all of the standards in Tables 25.2 and 25.3, except where listed in Table 25.1 as a restricted discretionary or discretionary activity.</b>	P

	<b>Table 25.1 - Earthworks Activities</b>	<b>Activity Status</b>
<b>25.4.2</b>	<b>Earthworks that do not comply with the standards for the maximum total volume of earthworks in Table 25.2.</b>	RD
<b>25.4.3</b>	<b>Earthworks for the construction or operation of a Cleanfill Facility.</b>	RD
<b>25.4.4</b>	<b>Earthworks for the construction or operation of a Landfill.</b>	D
<b>25.4.5</b>	<p><b>Earthworks</b></p> <p>25.4.5.1 that modify, damage or destroy a wāhi tapu, wāhi tūpuna or other site of significance to Māori whether identified on the Planning Maps or not; or</p> <p>25.4.5.2 that modify, damage or destroy a listed heritage feature, in Chapter 26.8 Historic Heritage; or</p> <p>25.4.5.3 within the setting or extent of place of a listed heritage feature in Chapter 26.8 – Historic Heritage.</p>	D
<b>25.4.6</b>	<b>Earthworks within a Statutory Acknowledgment Area, Tōpuni or Nohoanga identified on Planning Map 40.</b>	D

## 25.5 Rules – Standards

	<b>Table 25.2 - Maximum Volume</b>	<b>Maximum Total Volume</b>
<b>25.5.1</b>	Arrowtown Residential Historic Management Zone Arrowtown Town Centre Zone Open Space and Recreation Zones	100m <sup>3</sup>
<b>25.5.2</b>	Heritage Landscape Overlay Area Heritage Precinct Outstanding Natural Feature	10m <sup>3</sup>
<b>25.5.3</b>	Low Density Residential Zone Medium Density Residential Zone High Density Residential Zone Waterfall Park Zone	300m <sup>3</sup>

	<b>Table 25.2 - Maximum Volume</b>	<b>Maximum Total Volume</b>
<b>25.5.4</b>	Large Lot Residential Zone Rural Residential Zone Rural Lifestyle Zone Wakatipu Basin Rural Amenity Zone and Precinct	400m <sup>3</sup>
<b>25.5.5</b>	Queenstown Town Centre Zone Wanaka Town Centre Zone Local Shopping Centre Zone Business Mixed Use Zone Airport Zone (Queenstown) Millbrook Resort Zone	500m <sup>3</sup>
<b>25.5.6</b>	Rural Zone Gibbston Character Zone Airport Zone (Wanaka)	1000m <sup>3</sup>
<b>25.5.7</b>	25.5.7.1 Roads 25.5.7.2 Roads located within an Outstanding Natural Feature identified on the Planning Maps	a. No limit b. 10m <sup>3</sup>
	<b>Jacks Point Zone</b>	
<b>25.5.8</b>	Residential Activity Areas Open Space Horticulture Open Space Residential Open Space Foreshore Farm Buildings and Craft Activity Area Boating Facilities Area	500m <sup>3</sup>
<b>25.5.9</b>	Open Space Landscape Open Space Amenity	1000m <sup>3</sup>



	<b>Table 25.2 - Maximum Volume</b>	<b>Maximum Total Volume</b>
	Homesite	
<b>25.5.10</b>	Open Space Golf Education Lodge Village Village Homestead Bay	No maximum

	<b>Table 25.3 - Standards</b>	<b>Non-Compliance</b>
	<b>Nuisance effects, erosion, sediment generation and run-off</b>	
<b>25.5.11</b>	<b>Earthworks over a contiguous area of land shall not exceed the following area:</b> 25.5.11.1 2,500m <sup>2</sup> where the slope is 10° or greater. 25.5.11.2 10,000m <sup>2</sup> where the slope is less than 10°.	RD
<b>25.5.12</b>	<b>Erosion and sediment control measures must be implemented and maintained during earthworks to minimise the amount of sediment exiting the site, entering water bodies, and stormwater networks.</b>  Note:  Compliance with this standard is generally deemed to be compliance with Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland region. Auckland Council Guideline Document GD2016/005.	RD
<b>25.5.13</b>	<b>Dust from earthworks shall be managed through appropriate dust control measures so that dust it does not cause nuisance effects beyond the boundary of the site</b>  Note:  Compliance with this standard is generally deemed to be compliance with section 9 of Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland region. Auckland Council Guideline Document GD2016/005.	RD

	<b>Table 25.3 - Standards</b>	<b>Non-Compliance</b>
<b>25.5.14</b>	<p><b>Earthworks that discovers any of the following:</b></p> <p>25.5.14.1 kōiwi tangata (human skeletal remains), wāhi taoka (resources of importance), wāhi tapu (places or features of special significance) or other Māori artefact material, or</p> <p>25.5.14.2 any feature or archaeological material that predates 1900, or</p> <p>25.5.14.3 evidence of contaminated land (such as discolouration, vapours, landfill material, significant odours),</p> <p>that is not provided for by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, any resource consent or other statutory authority, shall comply with the standards and procedures in Schedule 25.10 'Accidental Discovery Protocol'.</p>	RD
	<b>Height of cut and fill and slope</b>	
<b>25.5.15</b>	<p><b>The maximum depth of any cut shall not exceed 2.4 metres.</b></p> <p>25.5.15.1 This rule shall not apply to roads.</p>	RD
<b>25.5.16</b>	<p><b>The maximum height of any fill shall not exceed 2 metres.</b></p> <p>25.5.16.1 This rule shall not apply to roads and to the backfilling of excavations.</p>	RD

	<b>Table 25.3 - Standards</b>	<b>Non-Compliance</b>
<b>25.5.17</b>	<p><b>Earthworks for farm tracks and access ways in the following Zones and Activity Areas shall comply with standards 25.5.18.1 to 25.5.18.3:</b></p> <ul style="list-style-type: none"> <li>• Rural Zone</li> <li>• Wakatipu Basin Rural Amenity Zone</li> <li>• Gibbston Character Zone</li> <li>• Jacks Point Zone Activity Areas: <ul style="list-style-type: none"> <li>- Open Space Landscape</li> <li>- Open Space Golf</li> <li>- Open Space Amenity</li> <li>- Homesite</li> <li>- Education</li> <li>- Lodge</li> </ul> </li> </ul> <p>25.5.17.1 No farm track or access way shall have an upslope cut or batter greater than 1 metre in height.</p> <p>25.5.17.2 All cuts and batters shall not be greater than 65 degrees.</p> <p>25.5.17.3 The maximum height of any fill shall not exceed 2 metres.</p> <p>This standard shall not apply to roads.</p>	RD
	<b>Setbacks from boundaries</b>	

	<b>Table 25.3 - Standards</b>	<b>Non-Compliance</b>
<b>25.5.18</b>	<p><b>Earthworks greater than 0.3 metres in height or depth shall be set back from the site boundary the following minimum distances:</b></p> <p>25.5.18.1 Earthworks not supported by retaining walls:</p> <ol style="list-style-type: none"> <li>a. a distance at least equal to the maximum height of the fill, as measured from the toe of the fill, with a maximum batter slope angle of 1:3 (vertical: horizontal); or</li> <li>b. 300mm plus a batter slope angle of a maximum of 1:3 (vertical: horizontal), as measured from the crest of the cut.</li> </ol> <p>Refer to Interpretive Diagrams 25.4 and 25.5 located within Schedule 25.9.</p> <p>25.5.18.2 Earthworks supported by retaining walls:</p> <ol style="list-style-type: none"> <li>a. Cut or fill supported by a retaining wall must be setback a distance at least equal to the height of the retaining wall;</li> <li>b. Cut and fill equal to or less than 0.5m in height is exempt from this rule.</li> </ol> <p>Refer to Interpretive Diagrams 25.6 and 25.7 located within Schedule 25.9.</p>	RD
	<b>Water bodies</b>	
<b>25.5.19</b>	<p><b>Earthworks within 10m of the bed of any water body, or any drain or water race that flows to a lake or river, shall not exceed 5m<sup>3</sup> in total volume, within any consecutive 12-month period.</b></p> <p>This rule shall not apply to:</p> <p>25.5.19.1 any artificial water body (watercourse, lake, pond or wetland) that does not flow to a lake or river, including Lake Tewa within the Jacks Point Zone; or</p> <p>25.5.19.2 Maintenance and repairing of existing hazard protection structures in and around a water body.</p>	RD
<b>25.5.20</b>	<b>Earthworks shall not be undertaken below the water table of any groundwater aquifer, or cause artificial drainage of any groundwater aquifer.</b>	RD

	<b>Table 25.3 - Standards</b>	<b>Non-Compliance</b>
	<b>Cleanfill</b>	
<b>25.5.21</b>	<b>No more than 300m<sup>3</sup> of Cleanfill shall be transported by road to or from an area subject to Earthworks.</b>	RD

## **25.6 Non-Notification of Applications**

All applications for resource consent for the following matters shall not require the written consent of other persons and shall not be notified or limited-notified:

**25.6.1 Rule 25.5.11 for restricted discretionary activities that exceed the area (m<sup>2</sup>) standard.**

## **25.7 Matters of Discretion**

**25.7.1 For all restricted discretionary activities discretion shall be restricted to the following matters. These matters may also be applicable to any discretionary or non-complying activity.**

25.7.1.1 Soil erosion, generation and run-off of sediment.

25.7.1.2 Landscape and visual amenity.

25.7.1.3 Effects on infrastructure, adjacent sites and public roads.

25.7.1.4 Land stability.

25.7.1.5 Effects on water bodies, ecosystem services and biodiversity.

25.7.1.6 Cultural, heritage and archaeological sites.

25.7.1.7 Nuisance effects.

25.7.1.8 Natural Hazards.

25.7.1.9 Functional aspects and positive effects.

## **25.8 Assessment Matters**

**25.8.1 In considering whether or not to grant consent or impose conditions on a resource consent, regard shall be had, but not be limited by the following assessment matters which are listed in the order of the matters of discretion.**

**25.8.2 Soil erosion and generation of sediments**

25.8.2.1 The extent to which the proposal achieves effective erosion and sediment management.

- 25.8.2.2 Whether earthworks will be completed within a short period, reducing the risk of actual and potential adverse effects.
- 25.8.2.3 Whether the extent or impacts of adverse effects from the earthworks can be mitigated by managing the season or staging of when such works occur.
- 25.8.2.4 Whether the proposal is supported with erosion and sediment management design that corresponds to the scale, area, duration of the works and the sensitivity of receiving environment. In particular where resource consent is required for non-compliance with Rule 25.5.11, this design is prepared by a suitably qualified person.

**25.8.3 Landscape and visual amenity**

- 25.8.3.1 Whether the design of the earthworks is sympathetic to natural topography.
- 25.8.3.2 Whether any rehabilitation is proposed and to what extent rehabilitation, revegetation or future buildings would mitigate adverse effects, including any re-vegetation or landscaping.
- 25.8.3.3 The duration of earthworks and any timeframes proposed for remedial works and revegetation.
- 25.8.3.4 Within Outstanding Natural Features and Landscapes and the Rural Character Landscapes, whether and to what extent earthworks avoid, remedy or mitigate adverse effects or improve landscape quality and character, taking into account:
  - a. physical attributes including geological, topographical features, waterbodies and formative processes of the landscape;
  - b. visual attributes including legibility, existing land management patterns, vegetation patterns, ridgelines or visually prominent areas; and
  - c. cultural attributes including Tangata whenua values, historic and heritage associations.
- 25.8.3.5 The sensitivity of the landscape to absorb change, and whether the earthworks will change the character or quality of the landscape.
- 25.8.3.6 The potential for cumulative effects on the natural form of the landscape.
- 25.8.3.7 Whether the design or location of any new tracks or roads can be modified in order to decrease the effects on the stability, visual quality and amenity values of the landscape.
- 25.8.3.8 The extent earthworks will affect visual amenity values including public or private views and whether the earthworks will be remediated, and the final form of the area affected is consistent with natural topography and land use patterns.

#### **25.8.4 Effects on infrastructure, adjacent sites and public roads**

- 25.8.4.1 Whether the earthworks will affect stormwater and overland flows, and the extent to which this creates adverse effects off-site and increases stormwater flows onto other properties, including whether this will exceed existing stormwater design or stormwater management of those properties.
- 25.8.4.2 Whether the earthworks or final ground levels will adversely affect existing infrastructure, utility services and assets.
- 25.8.4.3 Where there will need to be off-site disposal of excess material or cleanfill, traffic generation effects limited to access, road network performance and safety, damage to the carriageway and amenity effects.
- 25.8.4.4 Whether the use of legal instruments are necessary, such as a bond to ensure works are completed, the earthworks area is rehabilitated, or for damage to roads.
- 25.8.4.5 Any other measures employed to reduce the impact on other sensitive receivers such as aircraft operating in the Airport Protection Inner and Conical Surfaces for Queenstown and Wanaka Airports.

#### **25.8.5 Land stability**

- 25.8.5.1 The extent to which any proposal demonstrates that fill associated with buildings, retaining, accesses and parking areas comply with the QLDC Land Development and Subdivision Code of Practice, where these matters have not already been addressed through a subdivision consent or building consent pursuant to Building Act 2004.
- 25.8.5.2 Where earthworks are proposed on a site gradient greater than 18.5 degrees (1 in 3), whether advice from a suitably qualified person has been provided to address the stability of the earthworks.
- 25.8.5.3 Whether cut, fill and retaining are designed and undertaken in accordance with the QLDC Land Development and Subdivision Code of Practice.
- 25.8.5.4 Whether the earthworks and any associated retaining structures are designed and located to avoid adverse effects on the stability and safety of surrounding land, buildings, and structures.

#### **25.8.6 Effects on water bodies, ecosystem services and biodiversity**

- 25.8.6.1 The effectiveness of sediment control techniques to ensure sediment run-off does not leave the development site or enter water bodies.
- 25.8.6.2 Whether and to what extent any groundwater is likely to be affected, and mitigation measures are proposed to address likely effects.
- 25.8.6.3 The effects of earthworks on the natural character, ecosystem services and biodiversity values of wetlands, lakes and rivers and their margins.

25.8.6.4 The effects on significant natural areas.

### **25.8.7 Cultural, heritage and archaeological values**

25.8.7.1 The extent to which the activity modifies or damages wāhi tapu or wāhi taonga, whether tangata whenua have been notified and the outcomes of any consultation.

25.8.7.2 The extent to which the activity affects Ngāi Tahu's cultural, spiritual, historic and traditional association with a Statutory Acknowledgment Area having regard to the relevant provisions of the iwi management plans identified in Advice Note 25.3.4.3.

25.8.7.3 The extent to which a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin or other archaeological items has been provided and the effectiveness of the protocol in managing the impact on Mana Whenua cultural heritage if a discovery is made. Using the Accidental Discovery Protocol in Schedule 25.10 as a guide.

25.8.7.4 Whether the proposal protects the relationship of Mana Whenua with their cultural heritage.

25.8.7.5 Whether the area subject to earthworks contains a recorded archaeological site, and if so the extent to which the proposal would affect any such site and whether any necessary archaeological authority has been obtained from Heritage New Zealand Pouhere Taonga.

25.8.7.6 The extent to which earthworks and vibration adversely affect heritage items.

### **25.8.8 Nuisance effects**

25.8.8.1 The extent to which earthworks will generate adverse noise, vibration, odour, dust, lighting and traffic effects on the surrounding environment and the effectiveness of proposed mitigation measures, including whether a management plan has been submitted as part of the application.

25.8.8.2 Duration and hours of operation, including whether the activity will generate noise and vibration effects, which detract from the amenity values of the surrounding area to an extent greater than anticipated to accommodate development otherwise provided for by the District Plan.

### **25.8.9 Natural Hazards**

25.8.9.1 Whether the earthworks are necessary to avoid, remedy or mitigate the risk of any natural hazard.

25.8.9.2 Where the proposal is affected by, or potentially affected by, natural hazards as identified in the Council's natural hazards database, particular regard shall



be had to the Natural Hazards Chapter 28, in particular Policies 28.3.2.1, 28.3.2.2, 28.3.2.3.

- 25.8.9.3 Whether the earthworks and final ground levels will adversely affect an aquifer or an overland flow path or increase the potential risk of flooding within the site or surrounding sites.
- 25.8.9.4 The extent earthworks affect the risk of natural hazards and whether the risk is reduced or not increased.

**25.8.10 Functional aspects and positive effects**

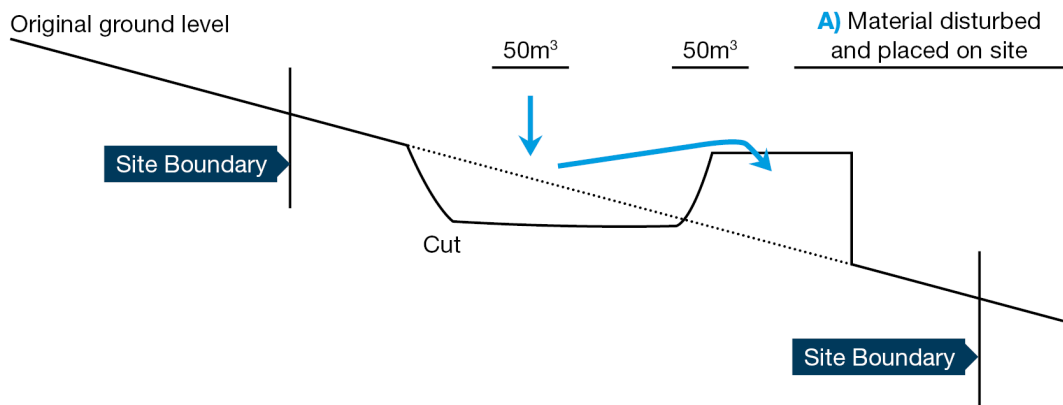
- 25.8.10.1 Whether the earthworks are necessary for the functional or operational requirements of infrastructure, including network utility installation, repair or maintenance.
- 25.8.10.2 The extent to which the earthworks are necessary to accommodate development otherwise provided for by the District Plan.
- 25.8.10.3 Whether the earthworks are associated with farming activities and will enhance operational efficiency including maintenance and improvement of track access, safety and fencing.
- 25.8.10.4 Whether the earthworks are for the purposes of a fire break and the extent of the fire break is necessary.
- 25.8.10.5 Whether the earthworks are for the purposes of public recreation trails that enhance recreational opportunities and access.
- 25.8.10.6 Whether the earthworks are necessary for the remediation of contaminated land and facilitate the efficient use of the land resource.

## 25.9 Schedule 25.9 Interpretive Diagrams

### 25.1 Interpretative Diagram: Volume scenario A Elevation View

The total volume of earthworks means 'the total volume of all material that is moved within a site'

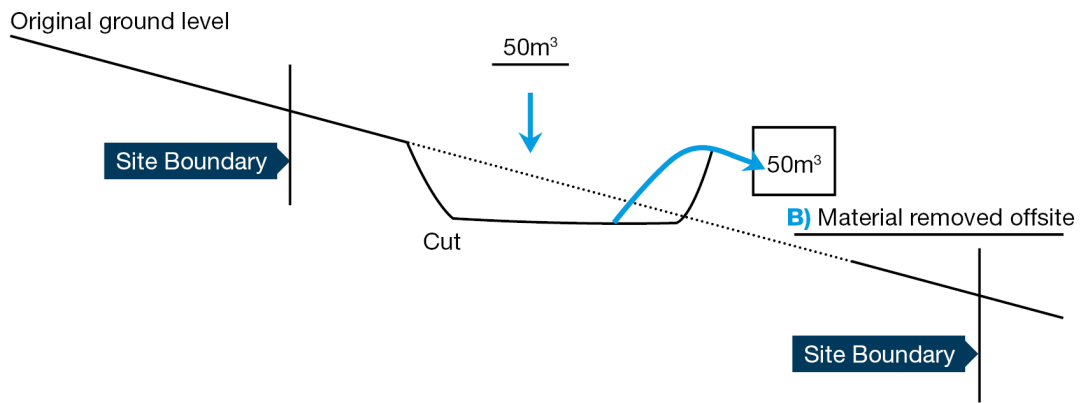
$$\text{A) Total Volume} = 50\text{m}^3 (\text{Cut}) + 50\text{m}^3 (\text{Fill}) \\ = 100\text{m}^3$$



### 25.2 Interpretative Diagram: Volume scenario B Elevation View

The total volume of earthworks means 'the total volume of all material that is moved within a site'

$$\text{B) Total Volume} = 50\text{m}^3 (\text{Cut}) \text{ removed off-site} \\ = 50\text{m}^3$$

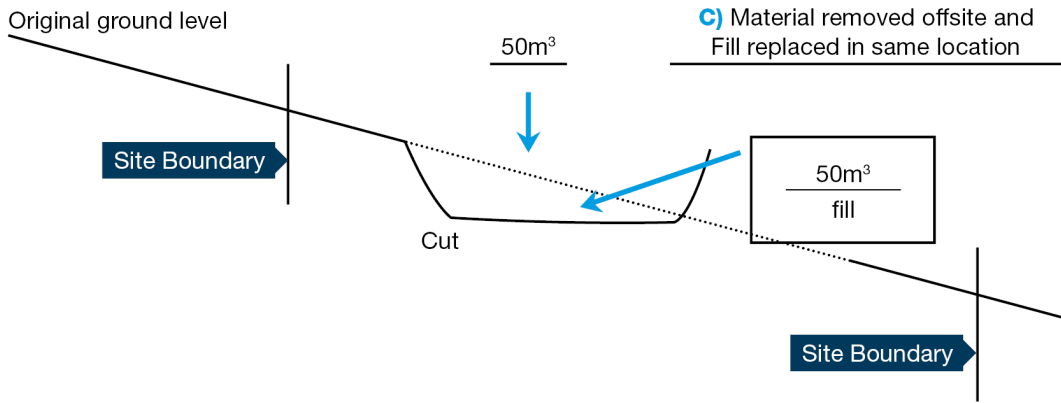


**25.3**

**Interpretative Diagram: Volume scenario C**  
Elevation View

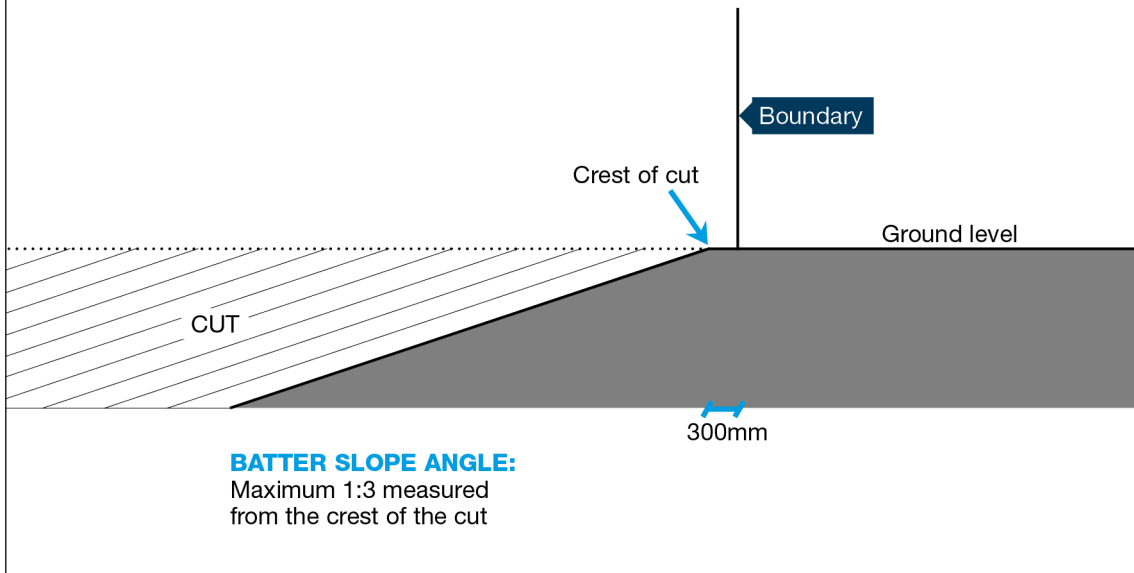
The total volume of earthworks means 'the total volume of all material that is moved within a site'

- C) Total Volume = 50m<sup>3</sup> (Cut)** removed from site
- = 50m<sup>3</sup> material placed in same location (i.e. compacted fill)
- = 100m<sup>3</sup>



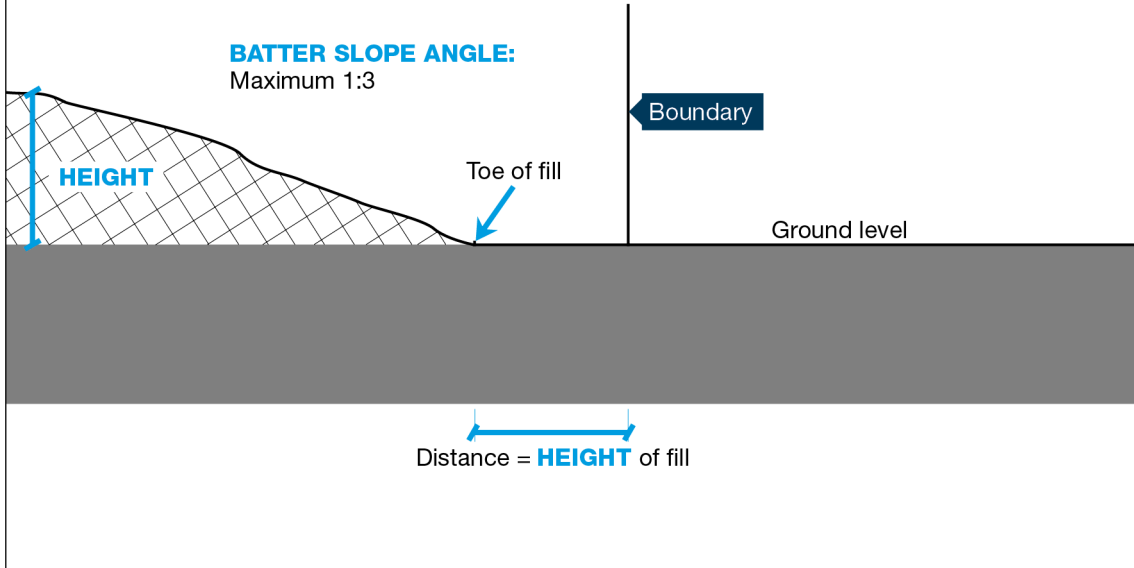
**25.4**

**Interpretative Diagram: Unsupported Cut**  
Elevation View



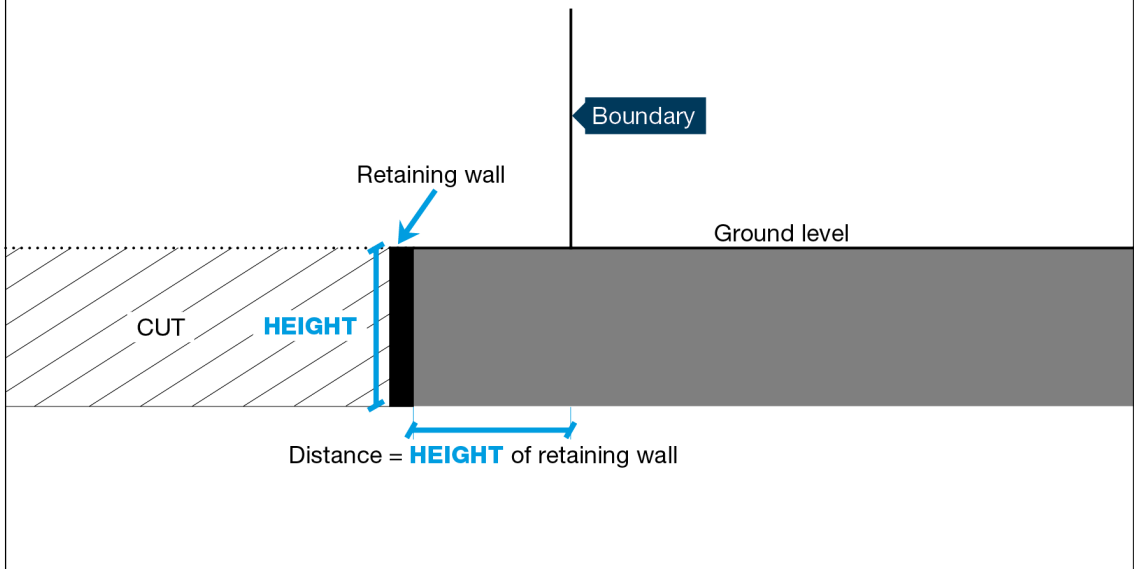
25.5

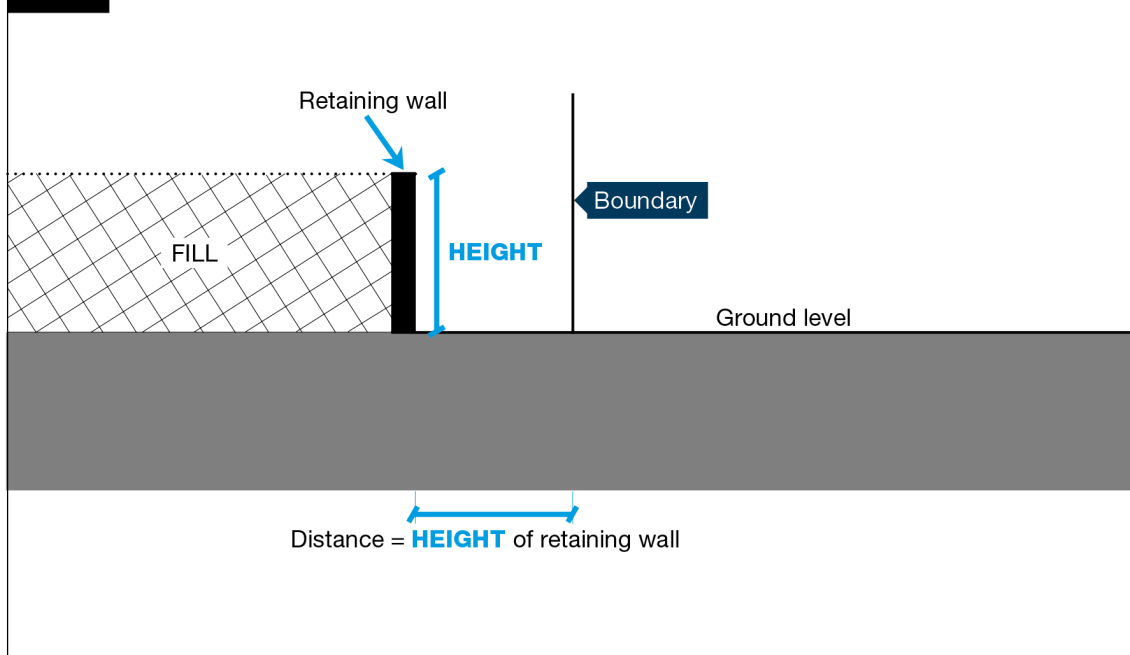
### Interpretative Diagram: Unsupported Fill Elevation View



25.6

### Interpretative Diagram: Cut Supported by Retaining Elevation View



**25.7****Interpretative Diagram: Fill Supported by Retaining Elevation View****25.10 Schedule 25.10 Accidental Discovery Protocol**

Earthworks shall be undertaken as follows:

Upon discovery of any material listed in Rule 25.5.14, the following steps shall be taken:

**25.10.1 Cease works and secure the area**

25.10.1.1 All works shall immediately cease within 20m of any part of the discovery, including shutting down all earth disturbing machinery and stopping all earth moving activities, and in the case of evidence of contaminated land applying controls to minimise discharge of contaminants into the environment.

25.10.1.2 The area of the discovery shall be secured, including a sufficient buffer area to ensure that all discovered material remains undisturbed.

**25.10.2 Inform relevant authorities and agencies**

25.10.2.1 The following parties shall be immediately informed of the discovery:

- a. the New Zealand Police if the discovery is of human remains or kōiwi;
- b. the Council in all cases;
- c. Heritage New Zealand Pouhere Taonga if the discovery is an archaeological site, Māori cultural artefact, human remains or kōiwi;

- d. Mana Whenua if the discovery is an archaeological site, Māori cultural artefact, or kōiwi.

### **25.10.3 Wait for and enable inspection of the site**

- 25.10.3.1 All works shall cease and provision shall be made to enable the site to be inspected by the relevant authority or agency:
- a. if the discovery is human remains or kōiwi, the New Zealand Police are required to investigate the human remains to determine whether they are those of a missing person or are a crime scene. The remainder of this process shall not apply until the New Zealand Police confirm that they have no further interest in the discovery; or
  - b. if the discovery is of other than evidence of contaminants, a site inspection for the purpose of initial assessment and response shall be arranged by the Council in consultation with Heritage New Zealand Pouhere Taonga and appropriate Mana Whenua representatives; or
  - c. if the discovery is evidence of contaminants, a suitably qualified person shall complete an initial assessment and provide information to the Council on the assessment and response.

Following site inspection and consultation with all relevant parties, the directions of the Council, as to the area within which work must cease and any changes to controls on discharges of contaminants, shall be complied with, until the requirements of f. are met.

### **25.10.4 Recommencement of work**

- 25.10.4.1 Work within the area determined by the Council at e. shall only recommence when all of the following requirements, so far as relevant to the discovery, have been met:
- a. Heritage New Zealand has confirmed that an archaeological authority has been approved for the work or that none is required;
  - b. any required notification under the Protected Objects Act 1975 has been made to the Ministry for Culture and Heritage;
  - c. the requirements of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 have been met;
  - d. any material of scientific or educational importance must be recorded and if appropriate recovered and preserved;
  - e. where the site is of Māori origin and an authority from Heritage New Zealand Pouhere Taonga is not required the Council will confirm, in consultation with Mana Whenua, that:
    - (i) any kōiwi have either been retained where discovered or removed in accordance with the appropriate tikanga; and

- (ii) any agreed revisions to the planned works to be/have been made in order to address adverse effects on Māori cultural values.
- f. any necessary resource consent has been granted to any alteration or amendment to the earthworks or land disturbance that may be necessary to avoid the sensitive materials and that is not otherwise permitted under the Plan or allowed by any existing resource consent.
- g. there are no requirements in the case of archaeological sites that are not of Māori origin and are not covered by Heritage New Zealand Pouhere Taonga Act 2014.

## Variation to Stage 1 PDP Chapter 2 Definitions:

Underlined text for additions and strike-through text for deletions.

<p><b>Earthworks</b></p>	<p>Means the disturbance of land <del>surfaces</del> by the removal or <u>deposition on or change to the profile of land.</u></p> <p><u>Earthworks includes excavation, filling, cuts, root raking and blading, firebreaks, batters and the formation of roads, access, driveways, tracks and the deposition and removal of cleanfill.</u> <del>depositing of material, excavation, filling or the formation of roads, banks, and tracks. Excludes the cultivation of land and the digging of holes for offal pits and the erection of posts or poles or the planting of trees.</del></p>
<p><b>Landfill</b></p>	<p><del>Means a site used for the deposit of solid wastes onto or into land.</del></p> <p><u>Means the use of land for the primary purpose of providing a disposal facility for the controlled deposit of solid wastes, household wastes and green waste onto or into land. Excludes offal pits, silage pits and silage stacks that are part of a farming activity.</u></p>
<p><b>Mining Activity</b></p>	<p><del>Means the use of land and buildings for the primary purpose of the extraction, winning, quarrying, excavation, taking and associated processing of minerals and includes prospecting and exploration.</del></p> <p><u>Means operations in connection with mining for any mineral; and includes, when carried out at or near the site where the mining is undertaken:</u></p> <ul style="list-style-type: none"> <li>• <u>the extraction, transport, treatment, processing, and separation of any mineral or chemical substance from the mineral; and</u></li> <li>• <u>the construction, maintenance, and operation of any works, structures, and other land improvements, and of any related machinery and equipment connected with the operations; and</u></li> <li>• <u>the removal of overburden by mechanical or other means, and the stacking, deposit, storage, and treatment of any substance considered to contain any mineral; and</u></li> <li>• <u>the deposit or discharge of any mineral, material, debris, tailings, refuse, or wastewater produced from or consequent on the operations.</u></li> </ul>

	<u>Mineral extraction, extraction or extractive activities shall have the same meaning.</u>
--	---------------------------------------------------------------------------------------------

**New Definitions Stage 2 PDP:**

<b><u>Cleanfill</u></b>	<p><u>Means material that, when buried, will have no adverse effects on people or the environment. Cleanfill material includes virgin natural materials such as clay, soil and rock, and other inert materials, such as concrete or brick, that are free of:</u></p> <ul style="list-style-type: none"> <li>(a) <u>combustible, putrescible, degradable or leachable components;</u></li> <li>(b) <u>hazardous substances;</u></li> <li>(c) <u>products or materials derived from hazardous waste treatment, hazardous waste stabilisation, or hazardous waste disposal practices;</u></li> <li>(d) <u>materials that may present a risk to human or animal health, such as medical and veterinary waste, asbestos or radioactive substances; or</u></li> <li>(e) <u>liquid waste.</u></li> </ul>
<b><u>Cleanfill Facility</u></b>	<u>Means land used solely for the disposal of cleanfill. A cleanfill facility may include stockpiling, rehabilitation and landscaping.</u>



# Variation to Stage 1 Subdivision and Development Chapter 27:

Underlined text for additions and ~~strike through~~ text for deletions.

## 27.4.2 Earthworks associated with subdivision

27.4.2.1 Refer to Chapter 25 Earthworks, Rule 25.3.2.5. Earthworks associated with subdivisions are subject to the earthworks standards in Chapter 25 (except the maximum total volume, cut and fill standards). Applications for subdivision involving earthworks shall be assessed against the matters of discretion and assessment matters in Chapter 25. Earthworks undertaken for the development of land associated with any subdivision shall not require a separate resource consent under the rules of the District Wide Earthworks Chapter, but shall be considered against the matters of control or discretion of the District Wide Earthworks Chapter as part of any subdivision activity.

# Variation to Stage 1 Jacks Point Zone Chapter 41:

Underlined text for additions and ~~strike through~~ text for deletions.

## Page 41-3:

~~41.3.2.2 Earthworks undertaken for the development of land associated with any subdivision shall be governed by Chapter 27: Subdivision and Development.~~

## Pages 41-13 to 41-15:

Rule 41.5.4 Delete in entirety.

Earthworks (excluding earthworks associated with a subdivision)		RD
<p>41.5.4.1 Volume of Earthworks</p> <p>The maximum total volume of earthworks (m<sup>3</sup>) shall not exceed that specified in the table below.</p> <p>a. The maximum total volume of earthworks shall be calculated per site, within one consecutive 12 month period.</p> <p>b. Volume shall mean the sum of all earth that is moved within a site and includes any combination of cut and fill, removing fill off-site and replacing fill on site – refer Interpretive Diagrams 5 (a), (b) and (c) of the Earthworks Chapter of the Operative District Plan.</p>		
<b>Activity Area</b>	<b>Maximum Total Volume</b>	
Residential Activity Areas Village Village Homestead Bay Open Space Horticulture Open Space Residential	500 m <sup>3</sup>	

Open Space Foreshore Farm Buildings and Craft Activity Area Boating Facilities Area			
Open Space Landscape Open Space Amenity Farm Preserve 1 and 2 Homesite	1,000 m <sup>2</sup>		
Open Space Golf Education Education Innovation Campus Lodge	No maximum		

41.5.4.2 — Height of cut and fill and slope

OSL, OSG, OSA, FP-1 and 2, HS, E, EIC and L Activity Areas:

- — No road, track or access way shall have an upslope cut or batter greater than 1 metre in height, measured vertically.
- — All cuts and batters shall be laid back such that their angle from the horizontal is no more than 65 degrees.
- — The maximum height of any fill shall not exceed 2 metres.

c. All other Activity Areas:

- — The maximum height of any cut shall not exceed 2.4 metres.
- — The maximum height of any fill shall not exceed 2 metres.
- — The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 of the Earthworks Chapter of the Operative District Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less or equal to 0.5 metre in height.

41.5.4.3 Fill

All fill for residential building platforms and associated retaining walls is to be in accordance with the requirements of NZS 4404:2010 and/or NZS 4431:1989 as appropriate.

14.5.4.4 Environmental Protection Measures

Any person carrying out earthworks shall implement sediment and erosion control measures to avoid sediment effects beyond the boundary of the site.

- d. Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site.

~~e. Areas of exposed soil are to be vegetated / re-vegetated within 12 months from the completion of works.~~

#### ~~41.5.4.5 Water bodies~~

~~Earthworks within 7m of the bed of any water body shall not exceed 20m<sup>3</sup> in total volume, within one consecutive 12 month period.~~

~~f. Any material associated with earthworks activity shall not be positioned within 7m of the bed of any water body or where it may dam, divert or contaminate water.~~

~~g. Earthworks shall not:~~

- ~~• cause artificial drainage of any groundwater aquifer;~~
- ~~• cause temporary ponding of any surface water.~~

#### ~~41.5.4.6 Cultural heritage and archaeological sites~~

~~Earthworks shall not modify, damage or destroy any waahi tapu, waahi taonga or identified feature in Chapter 26, or any archaeological site.~~

~~Discretion is restricted to all of the following:~~

- ~~• The nature and scale of the earthworks~~
- ~~• Environmental protection measures~~
- ~~• Remedial works and revegetation~~
- ~~• The effects on landscape and visual amenity values~~
- ~~• The effects on land stability and flooding~~
- ~~• The effects on water bodies~~
- ~~• The effects on cultural and archaeological sites~~
- Noise

# **QUEENSTOWN LAKES DISTRICT COUNCIL**

## **Hearing of Submissions on Proposed District Plan**

### **Stream 15 Report**

#### **Report and Recommendations of Independent Commissioners Regarding Chapters 25, 29, 31, 38 and Visitor Accommodation**

##### **Report 19.4 - Chapter 29 Transport**

###### **Commissioners**

**Denis Nugent (Chair)**

**Calum MacLeod**

**Sarah Dawson**

**Robert Nixon**

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## **Appendix 1: Recommended Revised Chapter 29 Transport and Associated Variations**

## **Appendix 2: Recommendations on Submissions and Further Submissions**

## 1 PRELIMINARY

### 1.1 Introduction

1. This report needs to be read in conjunction with Report 19.1. That report sets out the overall hearing process for Stream 15, the approach we have taken to assessing the submissions in terms of the statutory requirements, and deals with an issue raised in submissions which was common to all chapters considered in Stream 15.

### 1.2 Terminology

2. Throughout this report we use the abbreviations set out in Section 1.1 of Report 19.1. In addition, for brevity, we have adopted Ms Jones' approach<sup>1</sup> whereby two 'groups' of original submitters who have lodged the same or very similar submissions seeking almost identical relief, are addressed together in our recommendations. The first of these groups is referred to in these recommendations as 'Real Journeys Group' and comprises the following submissions:

- (a) Cardrona Alpine Resort Limited<sup>2</sup>;
- (b) Go Orange Limited<sup>3</sup>;
- (c) Real Journeys Limited<sup>4</sup>; and
- (d) Te Anau Developments Limited<sup>5</sup>.

3. The second group contains the following group of submissions, referred to in this report as the 'JEA Group submissions' which comprise the following:

- (a) Millennium and Copthorne Hotels New Zealand Limited<sup>6</sup> (2448);
- (b) Greenwood Group Limited<sup>7</sup>;
- (c) NW Cashmore<sup>8</sup>;
- (d) Jade Lake Queenstown Limited<sup>9</sup>;
- (e) LTK Holdings Limited<sup>10</sup> ;
- (f) RCL Henley Downs Limited<sup>11</sup>;
- (g) Shundi Customs Limited<sup>12</sup>; and
- (h) Well Smart Investments Group<sup>13</sup>.

---

<sup>1</sup> ibid, paragraphs 7.5 – 7.8

<sup>2</sup> Submission 2492

<sup>3</sup> Submission 2581

<sup>4</sup> Submission 2466

<sup>5</sup> Submission 2494

<sup>6</sup> Submission 2448

<sup>7</sup> Submission 2552

<sup>8</sup> Submission 2453

<sup>9</sup> Submission 2560

<sup>10</sup> Submission 2590

<sup>11</sup> Submission 2465

<sup>12</sup> Submission 2474

<sup>13</sup> Submission 2601

4. We do not reference the submission numbers of these groups of submitters in the footnotes again in this report.

### **1.3 Background**

5. The following paragraphs in this report are set out in the order of provisions in the Chapter as notified, which is generally consistent with other Hearing Panel reports.
6. The rules structure begins with Advice Notes and General Rules (29.3), followed by Activity Rules (29.4), Activity Standards for activities outside roads (29.5), and Activity Standards for activities within roads (29.6). These are followed by a brief rules statement on Non-Notification of applications (29.7) and a series of Assessment Matters (29.8). This is followed by Minimum Parking Requirements (29.9); threshold levels for traffic generating activities (29.10); Minimum requirements for cycle parking, lockers, and showers (29.11); Car Parking Sizes and Layout (29.12); and Heavy Vehicle Parking Layout (29.13).
7. This is followed by Schedule 29.1 Road Classification and Schedule 29.2 'Interpretive Diagrams'.
8. Also associated with these hearings is a Variation to Stage 1 of the PDP review relating to Chapter 2 'Definitions' associated with transport matters.
9. Although there were only 70 original submissions made on the Transport Chapter, these in turn contained a total of 845 submission points.<sup>14</sup>
10. There are a number of submissions dealt with at the beginning of these recommendations which raise matters which are not dealt with through the regulatory scope of the District Plan and which have been described in Appendix 2 as being out of scope. We emphasise that this does not necessarily signal that the intent behind the submissions lacks merit, but that the District plan is not the vehicle by which they are given effect to.
11. Through the course of these recommendations, it has been necessary to recommend deletion of, or addition to, existing policies and rules which will result in changes to the numbering of some of these provisions in Chapter 29. This particularly affects the latter part of Chapter 29 as a consequence of our recommended deletion of Rule 29.6 and Table 29.4. The text changes refer to the policy/rule/table number as amended.

## **2 DEFINITIONS**

### **2.1 Introduction**

12. When Chapter 29 was notified, a variation to Chapter 2 in Stage 1 of the PDP was also notified to amend or insert definitions and acronyms in that chapter. As our findings in relation to submissions on some of these definitions is germane to our consideration of the provisions in Chapter 29, we consider the submissions on this variation at the outset.

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<sup>14</sup> V Jones Section 42A Report, paragraph 7.1



## 2.2 Public Water Ferry Service

13. The definition as proposed read:

*Means a ferry service for the carriage of passengers for hire or reward, which is available to the public generally and is operated to a regular schedule, but does not include any such service that:*

- *is contracted or funded by the Ministry of Education for the sole or primary purpose of transporting schoolchildren to and from school; or*
- *is operated for the sole or primary purpose of transporting passengers to or from a predetermined event; or*
- *is operated for the sole or primary purpose of tourism.*

*The definition is limited to that part of the ferry service that occurs on the surface of the water and excludes any associated activity that occurs on land or on the structure attached to land, including the lakebed.*

14. Queenstown Park Limited<sup>15</sup> , Real Journeys Group, Remarkables Park Ltd<sup>16</sup> opposed the definition of ‘public water ferry service’ and sought the deletion of bullet point 3.
15. The JEA Group submissions and Real Journeys Group lodged similar submission points relating to a distinction in the PDP between ‘Public’ and other forms of transport, particularly with respect to water ferry services. Similar concerns were raised by Queenstown Park Ltd<sup>17</sup>, Remarkables Park Ltd<sup>18</sup>, and Queenstown Water Taxis Limited<sup>19</sup>.
16. Policy 29.2.1.2 makes reference to “Public Water Ferry Services”. Rule 29.4.8 lists “Park and Ride and public transport facilities” as a restricted discretionary activity. The concern raised by the submitters is with the word “public” which they contended excludes privately operated transport facilities. A greater concern was the fact that the definition excludes activities associated with tourism. We note that the exclusion of privately operated facilities would have the consequence of such services defaulting to fully discretionary in status.
17. We were told that this term was defined based ‘in part’ on the definition contained in the Public Transport Management Act 2008.
18. Ms Jones considered it was inappropriate to make any changes to the definition<sup>20</sup>, partly on the grounds that the services were not contracted under the Public Transport Act and paid for by the Regional Council; and should exclude tourist based activities. It was contended by the reporting officer that the latter did not operate a commuter service to a fixed and regular schedule.

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<sup>15</sup> Submission 2462

<sup>16</sup> Submission 2468

<sup>17</sup> Submission 2462

<sup>18</sup> Submission 2468

<sup>19</sup> Submission 2594

<sup>20</sup> V Jones, Section 42A Report, paragraph 11.31

19. In his evidence for the submitters, Mr Farrell stated:

*“In my opinion it is appropriate for the District Plan to recognise and provide for any transport service that offers unexclusive and regular trips between destinations. This is because these activities form part of the transportation system and are effective at moving members of the public, including visitors, around the District and do not have any adverse effects that are any different”<sup>21</sup>.*

20. It was apparent from the evidence that the Council wished to convey a distinct preference in the PDP for water-based services providing public transport operating from Queenstown Bay in particular (a limited resource in terms of available berthage) over recreational water-based activities. We concluded that the exclusion of privately run transport services was not in itself being sought by the Council, although we appreciate that many such services in the District do not operate to a fixed schedule, and are primarily for recreational purposes.

21. In principle, we are of the view that water-based activities which provide a public transport service (whether publicly or privately owned/operated) should be preferred over water-based recreational activities, because in order to be effective they need to be located in close proximity to the town centre and not ‘squeezed out’ by purely recreational water-based operations – albeit that these are to be supported for their own contribution to the tourist economy. It is this distinction which is important, not a private/public distinction. We recommend that the submissions be accepted in part, and the definition of ‘Public water ferry service’ be amended to state as follows:

**Public Water Ferry Service**

means a ferry service for the carriage of passengers for hire or reward, which is available to the public generally and is operated to a fixed regular schedule, including during normal commuting hours, runs between various stops and provides the ability for passengers to embark and disembark from the vessel at those various stops, but does not include any such service that:

- is contracted or funded by the Ministry of Education for the sole or primary purpose of transporting schoolchildren to and from school; or
- is operated for the sole or primary purpose of transporting passengers to or from a predetermined event.

The definition is limited to that part of the ferry service that occurs on the surface of the water and excludes any associated activity that occurs on land or on the structure attached to land including the lakebed.

**2.3 Park and Ride**

22. Patterson Pitts (Wanaka)<sup>22</sup> requested that active transport facilities be included within the definition of ‘Park and Ride’. Although we do not consider there should be a mandatory requirement that such facilities be provided as part of Park and Ride infrastructure, we consider that would be appropriate to amend the definition of Park and Ride to *enable* provision for

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<sup>21</sup> B Farrell, EiC, paragraph 12.

<sup>22</sup> Submission 2457

'bicycle parking'. Accordingly we recommend that the definition be amended to make provision for bicycle parking and that this submission be accepted in part.

#### **2.4 "Transport Infrastructure" and "Public Amenities"**

23. QLDC<sup>23</sup> sought that the definition of transport infrastructure be amended to include bike paths and cycle facilities including electric bicycle and vehicle charging stations. Elsewhere in this report we are recommending acceptance of submissions requesting that electric vehicle charging points should be encouraged and enabled, but not be *required*. Given that, we do not see any difficulty in making provision for this within the definition of transport infrastructure and recommend that the submission be accepted.
24. In his summary of evidence on behalf of NZTA, Mr McColl supported the definition of Transport Infrastructure being amended to include land-based structures that relate to transport activities on water. Ms Jones noted that the definition was only relevant to activities on vested roads, albeit that some such roads were in close proximity to the shoreline. She recommended that the definition be amended so that structures required for transport activities on land in relation to 'travel by' other means are included in the definition. We agree with this conclusion and recommend that the submission point be accepted in part.
25. The Department of Conservation<sup>24</sup> requested that the definition of 'transport infrastructure' be retained. We recommend that the submission be accepted.
26. The Department of Conservation also sought that the definition of public amenities be amended to include the words "public access easement and/or rights of ways that provide access to public areas". We consider this is unnecessary as the formation of footpaths and cycleways is already permitted, whether or not subject to access easements or right of ways. We recommend that this submission be rejected.
27. Rule 29.4.14 applies to the construction, operation, use, maintenance and repair of existing transport infrastructure and provides for it as a permitted activity, while Rule 29.4.15 provides for 'public amenities' as a permitted activity. Neither term is defined in the PDP as notified. C Dagg opposed both of these rules on the grounds that the terms 'transport infrastructure' and 'public amenities' are not sufficiently clear. The Queenstown Trails Trust<sup>25</sup> also sought that 'transport infrastructure' be defined to include structures on water.
28. Ms Jones noted, and we agree, that it would be completely inappropriate to apply non-complying activity status to activities which are essential for constructing or maintaining roads and providing the facilities that public expects. It would appear the submitter's concern relates to activities that have occurred on public roads or water that have had significant adverse effects on the environment, but examples of this were not drawn to our attention.
29. The outcome is that we recommend that the submissions of C Dagg be rejected on the basis that while defining public amenities and transport infrastructure does address to some extent the matters raised in the submissions, we do not support non-complying activity status given

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<sup>23</sup> Submission 2239

<sup>24</sup> Submission 2247

<sup>25</sup> Submission 2575

that discretionary activity status provides wide scope for assessment and for activities to be approved or declined. We recommend that the submissions of NZTA, the Department of Conservation and the Queenstown Trails Trust be accepted in part.

## **2.5 Off-site Parking**

30. Ms Jones recommended an amendment to the definition of “off-site parking” in response to the evidence of Ms Rowe<sup>26</sup>. Ms Jones proposed that off-site parking associated activities undertaken in Ski Area Sub-Zones be excluded from this definition so that such parking was not subject to Rule 29.4.7 (our recommended 29.4.8).
31. The issue as we saw it was that off-site parking associated with a Ski Area Sub-Zone could be located in a number of different locations and zones, including within ONLs. The matters of discretion in notified Rule 29.4.7 would not necessarily be appropriate to deal with the range of possible effects. We understood that to be Ms Jones’ point. However, her proposed solution was effectively using the definition to create an activity class. In our view, the better solution is to amend Rule 29.4.7 to make it clear that it does not apply to off-site parking associated with activities in Ski Area Sub-Zones. We have included such an amendment in our recommended version of Rule 29.4.8 in Appendix 1.

## **2.6 Other Definitions Sought**

32. GRB Limited<sup>27</sup> have requested a definition of worker accommodation. While we support the provision of worker accommodation, we do not think a separate definition is required and the issue of worker accommodation is wider than that associated with the BMUZ. We recommend that this submission be rejected.
33. The Oil Companies<sup>28</sup> requested that a definition of “vehicle control point” be added, as it relates to queueing lengths at service stations. We recommend that the submission be granted, although it requires a consequential amendment to Rule 29.5.9 to simplify that rule, as addressed later in this report.
34. The JEA Group submissions sought that the definition of “linear infrastructure” be added with respect to Policy 29.2.3.4. This matter is addressed later in this report in Section 5.3 (Objective 29.2.3 and policies). For the reasons explained there, we recommended that the further definition was unnecessary.
35. In her reply evidence<sup>29</sup> Ms Jones responded to an issue raised by the Hearings Panel concerning definitions that had been removed under Stage 1 of the PDP decisions. She indicated that the absence of these definitions could lead to uncertainties in relation to the application of the relevant rules. She cited by way of example as to whether an activity such as a church falls within a “place of assembly” in the context of Table 29.5, and therefore subject to minimum parking requirements, and by default becoming fully discretionary. Furthermore, there was a risk that a lower level of parking may be provided than intended, with the potential example of backpacker accommodation being argued to be assessed as a guest room type visitor

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<sup>26</sup> V Jones, Rebuttal Evidence, at Section 17

<sup>27</sup> Submission 2136

<sup>28</sup> Submission 2484

<sup>29</sup> V Jones Reply evidence, paragraphs 4.2 – 4.6

accommodation facility. Given potential doubts about scope, she recommended that this could be addressed under Clause 16(2).

36. We do not agree with Ms Jones that inclusion of these definitions can be accomplished via Clause 16(2). Report 14<sup>30</sup> noted that the Council officer reporting on Chapter 2 in the Stage 1 hearings recommended deletion of a number of definitions of terms not used in the PDP. Those included the definitions which Ms Jones suggested should be re-inserted. We do not know whether there were any submissions on the those definitions which were deleted on the Council's advice. We consider that if those definitions are to be included again in Chapter 2, the Council should use the variation process to include them, so as to avoid any potential for submitters to be denied the opportunity to comment on them.

## **2.7 Remaining Definitions included in Variation**

37. No submissions were received in relation to the other terms or acronyms to be included in Chapter 2. We recommend those definitions and acronyms be included in Chapter 2 in the form as notified. We include these in Appendix 1.

## **3 GENERAL SUBMISSIONS ON CHAPTER 29**

38. The JEA Group submissions and Real Journeys Group sought that the 'benefits' of a proposal be included as a matter of discretion for all restricted discretionary activities. This issue has arisen over a number of separate submission points. This matter has been addressed in Report 19.1<sup>31</sup>. We have recommended those submissions seeking this relief be rejected.
39. Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakau, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, and Te Runanga o Oraka-Aparima (Kai Tahu)<sup>32</sup> generally supported the content of Chapter 29, but sought a range of changes to the objectives, policies, and rules to recognise and address the effects of landfills, cemeteries and crematoriums, effects on the values of mapped wahi tupuna areas, cross-referencing to the Tangata Whenua Chapter and that Tangata Whenua values be specifically referenced as a matter of consideration, with other consequential amendments.
40. We agree with Ms Jones that the matters raised by the submitters on Chapter 29 were more of particular relevance to the matters in Chapter 5 (Tangata Whenua) and through the management of earthworks in Chapter 25<sup>33</sup>. We further add to her conclusions that the contents of Chapter 26 (Historic Heritage) would also be of more direct relevance, and we note that wahi tupuna areas will be mapped under Stage 3 of the PDP. For this reason, we recommend that these submission points be rejected, but specifically only on the basis that the matters raised therein are addressed in other chapters.

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<sup>30</sup> At paragraph 127

<sup>31</sup> Section 3.1

<sup>32</sup> Submission 2329

<sup>33</sup> Report 19.3

41. Loris King<sup>34</sup> sought that the provision of infrastructure for cycling should not be at the expense of providing car parks and parking buildings; that cycle ways should be located off road; and that when new subdivisions are being developed consideration should be given to expanding and upgrading the existing road networks.
42. We consider that the matters raised in these submission points have already been addressed, at least in part, through Chapter 29 of the PDP as notified. Provision for cycle access is largely achieved outside the provisions of the District Plan where a significant network of off-road cycling routes have already been established and further establishment of such routes is planned. It is however recognised that it is not always possible to separate vehicles and cycleways, and this is addressed through Policies 29.2.2.1 (c) and 29.2.3.3 (a) and (e). Specific provision is made for both minimum parking and cycle parking under Tables 29.9 and 29.11 of Chapter 29 – these are complementary, not competitive provisions. The upgrading of existing road networks is generally addressed at the time of land rezoning or subdivision.
43. In recognition of these factors, we recommend that the submission be accepted in part.
44. Real Journeys Group sought that policies and access standards be amended to enable a wider distribution of drop-off/pickup areas to enable shuttle buses and commercial coach operators to operate effectively. The submitters also sought that they be able to provide pickup and drop-off services to visitor accommodation and residential visitor accommodation, although we note this latter issue is addressed through recommendations on residential visitor accommodation in Report 19.2.
45. We agree with Ms Jones<sup>35</sup> that while notified rules permit parking and bus stops within roads, the Traffic and Parking Bylaw 2012 restricts bus parking within certain hours and also enables restrictions on bus parking during the day. We do not consider it is necessary, and we consider it would be unusual, to specifically provide for general on-street parking provision for bus parking. Consistent with recommendations on residential visitor accommodation, we would go further and say it is generally inappropriate to provide for bus pickups from residential properties used as visitor accommodation, a matter which is also addressed in recommendations on the Visitor Accommodation Variation. We recommend that the submission be rejected. We address the matter of providing for bus parking later in these recommendations.
46. Real Journeys Group also sought that a new objective and associated policies be inserted into Chapter 29 of the PDP supporting activities that help resolve traffic congestion in and around the Queenstown Town Centre, and in particular addressing concerns relating to the circulation and parking of campervans and rental cars. We understand some of these concerns stem from recent trends towards independent travellers rather than travellers traditionally reliant on coach tours. No specific provisions were proposed, and we considered it would be difficult – beyond existing bylaw controls – to restrict such activities in the way sought by the submitter. We recommend that the submission be rejected.

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<sup>34</sup> Submission 2076

<sup>35</sup> V Jones, Section 42A Report, paragraph 13.23

47. QLDC<sup>36</sup> lodged a submission requesting that the relevant provisions of Chapter 29 be amended to clarify that the status of listed activities (e.g. park-and-ride facilities) were not affected by the rules for 'non-listed' activities in various zones. Ms Jones explained that in a range of zones unlisted activities are non-complying, whereas in the Jacks Point Zone they are discretionary, and in other zones are permitted. There was potential for default rules to render an activity non-complying even if under Chapter 29 such an activity might otherwise be appropriate. An example was given of a park-and-ride activity (restricted discretionary as notified) defaulting to non-complying under another chapter.

48. Ms Jones recommended<sup>37</sup> that a more effective and administratively efficient way of dealing with this would be by amending General Rule 29.3.3.6 to confirm that the rules in Table 29.1 of Chapter 29 take precedence over those zone rules which make unlisted activities non-complying or discretionary. We agree, and recommend that the submission be accepted and Rule 29.3.3.6 be reworded to state:

Activities on zoned land are also subject to the zone-specific provisions. The provisions relating to activities outside roads in this chapter apply in addition to those zone-specific provisions, except that the rules in Table 29.1 take precedence over those zone rules which make activities which are not listed in the zone rules a noncomplying or discretionary activity.

49. The Otago Regional Council sought that the PDP give effect to the Otago Southland Regional Land Transport Plan 2015 – 2021. The submission left the matter 'open' and did not specify whether or not the submitter considered that Chapter 29 did in fact achieve this requirement. Our understanding is that the provisions of Land Transport Plan were taken into account as described in the introductory material to Ms Jones' Section 42A Report<sup>38</sup>, and on that basis we recommend that the submission be accepted in part.

50. Cardrona Alpine Resort Limited<sup>39</sup> sought that the Transport Chapter be amended to ensure the benefits of air transport to the District's economy and overall transport network are recognised and provided for, and that the use of helicopters is recognised as an important transport method for Ski Areas.

51. Ms Jones considered that the matter was already addressed under other chapters, notably Chapter 17, but that chapter refers to the importance of Queenstown Airport, rather than air transport itself. Chapter 29, however, is primarily focused on road transport, and there are no rules relating to air transport in the chapter. However we note that the first bullet point of Objective 29.2.1 states:

*Objective – An integrated, safe, and efficient transport network that:*

- *provides for all transport modes and the transportation of freight.*

....

52. Given the ambit of Chapter 29, and the broad scope of this objective, we recommend that the submission point be accepted in part.

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<sup>36</sup> Submission 2239

<sup>37</sup> V Jones, Section 42A report, paragraph 14.10

<sup>38</sup> V Jones, Section 42A report, paragraph 4.2

<sup>39</sup> Submission 2492

53. Shaping our Future<sup>40</sup> sought that the objectives align with the 'Shaping our Futures' overall vision and reports. No further elaboration was provided, and we accept Ms Jones recommendation that the submission be accepted in part.
54. Gibbston Valley Station<sup>41</sup> requested that a more facilitative rule framework be adopted to reduce the need for on-site parking as part of the development of the station, and promote mass transportation options. We note that proposed amendments to Rule 29.4.10, as addressed later in these recommendations, will address this submission by exempting high traffic generating activities from having to meet parking minimums, and providing for a wider assessment of transport demand and supply issues. (As an aside, we also note that the Gibbston Valley Sub-Zone sought by the submitter in Stage 1 of the PDP hearings has not been accepted by the Council).
55. There were a number of submissions which sought relief that fell outside the regulatory role and ambit of the PDP, and in this case the provisions of Chapter 29.
56. A submission from Jonathan Holmes<sup>42</sup> requested the public transport networks be extended to Wanaka, Hawea, Hawea Flat and Luggate. A submission from Loris King<sup>43</sup> sought a 40 km/h speed limit in main central town streets and changes to street markings. Paul Parker<sup>44</sup> sought that the Council provide parking and restrict movement in residential areas, and specifically underground car parking in the Wanaka Town Centre. Young Changemakers<sup>45</sup> sought that a survey be undertaken to determine what bus times would be convenient to the public, the creation of a separate bus run to the Airport, and to create higher priorities for buses at times convenient to the public.
57. All of these submissions sought relief which relates to the functions of the Council under the Local Government Act, and the Council's annual and ten-year planning programmes, or alternatively by the Otago Regional Council with respect to public transport. They are not matters which would be given effect to through the provisions of Chapter 29 of the PDP. For these reasons, the submission points are all considered to be out of scope.
58. The second Kawarau Bridge Group<sup>46</sup> sought a designation for roading corridor providing a direct link to the south across the Kawarau River downstream from the existing Kawarau Bridge. A designation would require a financial commitment from either or both of NZTA and the District Council, and neither party can be committed to such a course of action unless they initiate a designation themselves. We conclude that this submission point is out of scope.
59. The Queenstown Trails Trust<sup>47</sup> sought the inclusion of provisions highlighting the importance of public trails. This is part of a group of wider submission points from the submitter. This particular

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40 Submission 2511  
 41 Submission 2547  
 42 Submission 2019  
 43 Submission 2076  
 44 Submission 2421.  
 45 Submission 2495  
 46 Submission 2568  
 47 Submission 2575



submission point sought the inclusion of such a provision in the Strategic Directions Chapter, which was dealt with under Stage I of the PDP review. For this reason, the submission point is regarded as out of scope.

60. Clark Fortune McDonald and Associates<sup>48</sup> stated as part of their relief, that the Transport Chapter 29 was 'opposed'. Other aspects of the submitter's case are addressed elsewhere in these recommendations. As a result of numerous submissions made, there have been significant changes to Chapter 29 as subsequently discussed, and for this reason this submission point is accepted in part.
61. Ngai Tahu Property Ltd and Ngai Tahu Justice Holdings Ltd<sup>49</sup> supported Chapter 29 in part. We recommend that the submission be accepted in part.
62. Reavers New Zealand Limited<sup>50</sup> accepted the proposed transport provisions inasmuch as they seek to reduce the need for on-site vehicle parking. We recommend the submission be accepted.
63. Active Transport Wanaka<sup>51</sup> supported the acknowledgement of the importance of active transport networks. We recommend the submission be accepted.
64. Heritage New Zealand<sup>52</sup> supported the historic heritage related provisions in Chapter 29. We recommend the submission be accepted.
65. Willowridge Developments Limited<sup>53</sup> sought that either the Council place Stage 2 on hold pending the notification and submission process for the remaining zone provisions, or that in the alternative it can confirm that submitters can resubmit on transport, signs and earthworks provisions as part of submitting on Stages 3 and 4 of the PDP.
66. We recommend that the first of these alternatives be rejected, and the second alternative be accepted. Ms Jones noted that any relief sought at a subsequent stage would need to relate to matters within the content of those chapters subject to hearings in the later stages of the PDP process<sup>54</sup>.
67. St Peters Church Parish<sup>55</sup> sought that the amenity values of the church and its surroundings be taken into account with respect to any proposals by the Council to alter parking and access arrangements in Church Street Queenstown. Although the area has been identified as a Town Centre Special Character Area, the provisions of Chapter 29 do not provide for activities undertaken within the road itself. Rather, any changes within the road reserve are dealt with through different processes, including the Traffic and Parking Bylaw review process, and public involvement in processes such as the Queenstown Town Centre Master Plan and its

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<sup>48</sup> Submission 2297

<sup>49</sup> Submission 2335

<sup>50</sup> Submission 2467

<sup>51</sup> Submission 2078

<sup>52</sup> Submission 2446

<sup>53</sup> Submission 2408

<sup>54</sup> V Jones, Section 42A Report, paragraph 14.8

<sup>55</sup> Submission 2341

incorporation into the Long-term Plan, a statutory process outside the Act. We are satisfied that the kind of changes that concern the church would enable its participation, but not through a resource consent process under the Act. We recommend that the submission points be rejected for this reason.

68. Finally under general submissions, Jonathan Holmes<sup>56</sup> supported Chapter 29. Taking account of a number of amendments made to the Chapter in response to submissions, we recommend that this submission be accepted in part.

#### 4 SECTION 29.1 - PURPOSE

69. QAC<sup>57</sup> requested that the Purpose Statement be amended to provide a cross-reference to Queenstown and Wanaka Airports in Chapters 3, 4 and 17 of the PDP. During the course of the hearing, there was some debate as to the ambit of the chapter with respect to transport modes other than road transport. In the case of Queenstown Airport in particular, there are a substantial suite of rules associated with restrictions on activities within the noise boundaries surrounding the airport which extend into adjoining zones. Given this context, we consider the submission should be accepted and the following final paragraph be added to the Purpose Statement:

Chapter 29 is limited to the management of land and water based transport and does not contain provisions relating to air transport. Provisions relating to air transport are located primarily in Chapter 17 (Airport Zone), along with Chapters 2 (Definitions), 21 (Rural Zone), 22 (Rural Living), 24 (Wakatipu Basin), 35 (Temporary Activities), 37 (Designations), and 41 (Jacks Point).

#### 5 SECTION 29.2 – OBJECTIVES AND POLICIES

##### 5.1 Objective 29.2.1 and Policies

70. Objective 29.2.1 as notified reads as follows:

*Objective – An integrated, safe, and efficient transport network that:*

- *provides for all transport modes and the transportation of freight;*
- *provides for future growth needs and facilitates continued economic development;*
- *reduces dependency on private motor vehicles and promotes the use of public and active transport;*
- *contributes towards addressing the effects on climate change; and*
- *reduces the dominance and congestion of vehicles in the Town Centre zones.*

71. Active Transport Wanaka<sup>58</sup> expressed general support for the objectives and policies in Chapter 29, but requested that the planning maps identify key active transport network linkages. Ms Jones advised that while the Active Transport Wanaka maps are included on the Council's Draft

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<sup>56</sup> Submission 2019

<sup>57</sup> Submission 2618

<sup>58</sup> Submission 2078

Transport Network Plans, those were not complete at the time of the hearings. She noted that reference is made to such network plans in Policies 29.2.2.2 (d)<sup>59</sup> and 29.2.3.5.

72. We agree with the submitter that it is important that these maps be included within the PDP, as they have some relevance to the policy framework. We recommend that the Council initiate a variation to address this matter as part of Stage 3 of the review of the PDP review. Pending that, we can only recommend that the submission be rejected.
73. Public Health South<sup>60</sup> sought that the objective be amended by making reference to the need to recognise safety for visitors unfamiliar with driving conditions in the District. While this is a desirable outcome, it is not one that can appropriately be achieved through the provisions of the PDP. We recommend that the submission point be rejected.
74. The Safari Group of Companies Limited<sup>61</sup> firstly sought that Part 29.2 of the Chapter be amended by including objectives and policies which provide clear guidance for assessing resource consent applications, and that objectives and policies be included which reduce private vehicle use and on-site current coach parking for hotel developments.
75. With respect to guidance for assessing resource consent applications, we consider that the objectives, policies, and assessment matters provide sufficient information for an applicant to compile an adequate application. To that extent, we recommend that this part of the submission be accepted in part.
76. With respect to reducing private vehicle use, Chapter 29 contains objectives and policies to encourage alternative transport, including under Policies 29.2.1.1, 29.2.1.5, 29.2.2.2 and 29.2.2.11 among others. These are further supplemented through amendments made through these recommendations. The issue of coach parking is addressed later in submissions on parking requirements and Part 29.5. We recommend this part of the submission be rejected.
77. Darby Planning<sup>62</sup> and Henley Downs Farm Holdings Ltd<sup>63</sup> sought that Objective 29.2.1 be amended by removing the words “in the Town Centre zones” from the last bullet point. Ms Jones recommended that the submission point be accepted in part by amending the objective to broaden its focus to reduce car dominance and congestion on district wide basis, and qualifying the wording of the final bullet point so that it reads:  
  
*Reduces the dominance and congestion of vehicles, particularly in the Town Centre zones.*
78. We agree with Ms Jones’ reasoning and her suggested amendment, and recommend that the submission point be accepted in part.
79. The Queenstown Trails Trust<sup>64</sup> sought that an additional bullet point be added to Objective 29.2.1 reading as follows:

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<sup>59</sup> We believe the correct reference should have been Policy 29.2.2.1 (d)

<sup>60</sup> Submission 2040

<sup>61</sup> Submission 2339

<sup>62</sup> Submission 2376

<sup>63</sup> Submission 2381

<sup>64</sup> Submission 2575

*Enables the significant benefits arising from public walking and cycling trails.*

80. We consider that the objective generally captures the outcome sought in the submission. We note that the first bullet point “provides for all transport modes” while the third bullet point promotes the use of “active transport”. However we consider there is merit in the submission, noting there may be circumstances when areas of land are developed and it would be helpful to have more direct support at an objective level for the provision of walking and cycling trails. Accordingly we recommend that the submission be accepted, and that the wording set out above be added as an additional bullet point to Objective 29.2.1.
81. NZTA<sup>65</sup> sought that Objective 29.2.1 acknowledge “shared transport”. We agree, and recommend that this would be a useful addition to the third bullet point of Objective 29.2.1 so that it would then read:
- Reduces dependency on private motor vehicles and promotes the use of shared, public, and active transport.
82. It is recommended that this submission be accepted.
83. RCL Henley Downs Ltd<sup>66</sup> lodged a submission seeking that the Council better distil the objectives and policies to ensure consistency, while Paterson Pitts (Wanaka)<sup>67</sup> sought that the Council simplify the drafting of objectives 29.2.1 29.2.2 and 29.2.4.
84. The submitters did not provide a substitute set of objectives and policies, or clarify how these provisions could be distilled or simplified. They did raise more specific matters on individual provisions which are addressed elsewhere in these recommendations. We recommend that this part of the submissions be rejected.
85. There were 11 submissions in support of Objective 29.2.1 and we recommend that these be accepted in part, taking account of amendments made to the objective as a result of addressing other submissions.<sup>68</sup>
86. Policy 29.2.1.1 as notified read as follows:

*Require that roading and the public transport and active transport networks are well connected and specifically designed to:*

- a. enable an efficient public transport system;*
- b. reduce travel distances and improve safety and convenience through discouraging single connection streets; and*
- c. provide safe, attractive and practical walking and cycling routes between and within residential areas, public facilities and amenities, and employment centres, and to existing and planned public transport.*

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<sup>65</sup> Submission 2538

<sup>66</sup> Submission 2465

<sup>67</sup> Submission 2457

<sup>68</sup> Submissions 2335, 2520, 2136, 2242, 2336, 2462, 2467, 2468, 2518, 2540, and 2593.

87. Queenstown Trails Trust<sup>69</sup> sought that subclause (c) of Policy 29.2.1.1 be amended by adding the word “convenient” so that the subclause reads:

*c. Provide safe, attractive, convenient and practical walking and cycling routes between and within residential areas, public facilities and amenities, and employment centres, and to existing and planned public transport.*

88. We agree with Ms Jones<sup>70</sup> that the policy already requires that transport networks be “well connected”. Given that, we do not think a great deal turns on adding the word “convenient”, and we recommend that the submission point be rejected.

89. NZTA (as with Objective 29.2.1) sought that the word “shared” be added to the third bullet point of the policy, which we take to mean subclause (c). However in this case we are of the view that including this word within a subclause which relates to walking and cycling routes and to public transport, would not add a great deal of value to its meaning. Accordingly we recommend that this part of their submission be rejected.

90. Real Journeys Group<sup>71</sup> sought that the policy be amended to provide sufficient coach storage in and around the Queenstown Town Centre. Chapter 29 contains requirements for the provision of coach parking in association with large-scale visitor accommodation facilities<sup>72</sup>. Ms Jones recommended<sup>73</sup> that it would be appropriate to add a new policy under Objective 29.2.1 to address the submitter’s concern, and also to provide support for a proposed rule (addressed later in these recommendations) providing specifically for the establishment of coach parks and parking in appropriate zones. The basis for this approach was to recognise coach travel as promoting shared transport, and allow for it off site in specified zones where the effects of on street parking would be acceptable. This new policy would read as follows:

*Facilitate private coach transport as a form of large-scale shared transport, through enabling the establishment of off-site or non—accessory coach parking in specified zones and by allowing visitor accommodation activity to provide coach parking off-site.*

91. We accept her reasoning and recommend that this part of these submissions be accepted in part. We recommend that the new policy be added to the end of the suite of policies following Objective 29.2.1, and be numbered 29.2.1.6.

92. Three other submissions on Policy 29.2.1.1 are to some extent related. Te Anau Developments Limited<sup>74</sup> sought that provision be made for the benefits of all forms of transport including those of private operators. Millennium and Copthorne Hotels<sup>75</sup> sought that the word “public” be

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<sup>69</sup> Submission 2575

<sup>70</sup> V Jones Section 42A Report, paragraph 11.5

<sup>71</sup> Submissions 2466, 2492, 2494, and 2581

<sup>72</sup> Rules 29.9.10, 29.9.15, 29.9.16, and 29.9.17

<sup>73</sup> V Jones, Section 42A Report, paragraph 12.7

<sup>74</sup> Submission 2494

<sup>75</sup> Submission 2448

removed from the policy, while W Cashmore<sup>76</sup> stated that the transport network as a whole should be efficient, not just the public transport network.

93. We consider that in broad terms, the amendments sought through these submissions are appropriate, result in the policy being better focused, and accordingly that the introduction to Policy 29.2.1.1 be reworded to read as follows:

Require that transport networks, including active transport networks, are well connected and specifically designed to:

...

94. Accordingly we recommend that these submissions be accepted in part.
95. Three submissions supporting Policy 29.2.1.1 were received<sup>77</sup>, and we recommend these be accepted in part, taking account of amendments made in response to other submissions.
96. Policy 29.2.1.2 as notified stated as follows:

*Recognise the importance of expanded public water ferry services as a key part of the transport network and enable this by providing for park-and-ride, public transport facilities, and the operation of public water ferry services.*

97. Submissions on this policy were received from the JEA Group submissions and Real Journeys Group, and all shared a common theme of concern that the policy appeared to exclude the provision of private transport, in contrast to public transport. This issue has also been addressed in Section 2.2 above.
98. We note that the definition of a “public water ferry service” does not require that it be contracted to the Regional Council, only that it be *accessible to the public* and with some other qualifiers. It appears clear that the word “public” has been interpreted by the submitters is specifically excluding private providers.
99. We consider that the purpose of the policy is not to embrace all forms of water ‘transport’. Ms Jones stated in her report that:

*“I consider it is appropriate that the definition of public water ferry services does not include water transport systems that are primarily for sightseers as such trips do not contribute to achieving the Chapter 29 objectives relating to an integrated transport system and increased use of public transport in that they do not generally travel between key destination points that commuters and visitors would generally use; generally priced such that they do not provide a viable alternative to other modes of travel, and are not regular enough to provide a genuine commuter service”.*<sup>78</sup>

100. We agree with this statement. As discussed earlier in these recommendations however, we do not consider that private services should be excluded, but that if they are to fall within the ambit

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<sup>76</sup> Submission 2453

<sup>77</sup> Submissions 2520,2136 and 2242

<sup>78</sup> V Jones Section 42A report, paragraph 11.27

of this policy they need to be providing a regular scheduled service available to the general public linking identified points of embarkation and disembarkation.

101. We have addressed this matter through an amended definition of “Public Water Ferry Service” which would include private providers who are providing a regularly scheduled service available to the general public. However we do not consider it is necessary, given such an amendment, to amend Policy 29.2.1.2. Given the amendment to the definition however, we recommend the submissions be accepted in part.

102. Three submissions<sup>79</sup> supported Policy 29.2.1.2 and we recommend that these be accepted.

103. Policy 29.2.1.3 as notified reads as follows:

*Require high traffic generating activities and large-scale commercial activities, educational facilities, and community activities to contribute to the development of well-connected public and active transport networks and/or infrastructure.*

104. There are two policies which address the issue of high traffic generating activities, these being 29.2.1.3, and 29.2.4.4. These policies, and the rule derived from them (Rule 29.4.10) attracted a significant number of submissions. During the course of the hearing, it became apparent that the two policies largely duplicated each other, and it was more logical for a policy on these activities (if it were to be included at all) to be incorporated under Objective 29.2.4 which deals with the effects of subdivision and land use on the transport network.

105. The deletion of Policy 29.2.1.3 was sought by the JEA Group submissions, and also by the Real Journeys Group. Amendments to the policy were sought by Ngai Tahu Property Group who sought that its scope be reduced<sup>80</sup>; by the Ministry of Education<sup>81</sup> and again by Ngai Tahu Property Group who sought clarification of the policy. It was supported by NZTA<sup>82</sup>.

106. On the basis that Policy 29.2.1.3 was a duplication of Policy 29.2.4.4, we recommend that it be deleted. We note that this duplication was also the subject of criticism raised in the evidence of Mr Wells on behalf of RCL Henley Downs Ltd<sup>83</sup>. The matters raised in submissions with respect to this policy will be dealt with in our subsequent discussion of submissions on Policy 29.2.4.4. On this basis, we recommend that the submissions of the JEA Group submissions and Real Journeys Group be accepted, those of Ngai Tahu and the Ministry of Education accepted in part, and that of NZTA be rejected. As a consequence of this, subsequent Policies 29.2.1.4 onwards will require renumbering and we recommend accordingly.

107. Policy 29.2.1.4 as notified stated:

*Provide a roading network within and at the edge of the Town Centre zones that supports these zones becoming safe, high-quality pedestrian dominant places and enable the function of such roads to change over time.*

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<sup>79</sup> Submissions 2462, 2468 and 2538

<sup>80</sup> Submission 2335

<sup>81</sup> Submission 2151

<sup>82</sup> Submission 2538

<sup>83</sup> Submission 2465

108. The JEA Group submissions and Real Journeys Group sought that the words “high quality pedestrian dominated places” be replaced with the word “multimodal”. We note that the parent objective (29.2.1) for this policy calls for providing for all transport modes but also seeks to reduce dependency on private motor vehicles and reducing the dominance and congestion of vehicles in the Town Centre zones.
109. We note that the policy is specific to town centres, not the district as a whole. It is apparent that congestion is an issue in town centres, and that the substitution of the word “multimodal” would simply perpetuate a business as usual model, and exacerbate traffic congestion issues over time. The inevitable increase in vehicle use that would flow from provision for transport on a multimodal basis would detract from the amenity of town centres as places to visit and enjoy. However we do have some concerns with the words “..... *at the edge of the Town Centre zones...*” where the roading network is likely to remain multimodal in nature. These words also appear to go somewhat beyond the outcome anticipated under Objective 29.2.1.
110. Accordingly, we recommend that the submission points be accepted in part so that notified Policy 29.2.1.4 (renumbered 29.2.1.3) reads as follows:
- Provide a roading network within the Town Centre zones that supports the zones becoming safe, high-quality pedestrian dominant places and enable the function of such roads to change over time.
111. Four submissions were received in support<sup>84</sup> of notified Policy 29.2.1.4, and we recommend these be accepted in part, having regard to the amendment outlined above in response to other submissions.
112. Policy 29.2.1.5 as notified read as follows:
- Acknowledge the potential need to establish new public transport corridors off existing roads in the future, particularly between Frankton and Queenstown Town Centre.*
113. Queenstown Lakes District Council lodged a submission<sup>85</sup> requesting a minor wording amendment to achieve greater clarity. The relief sought was to simply replace the word “off” with the word “beyond”. We agree this improves the wording of the Policy, and accordingly recommend that the submission be accepted.
114. A submission supporting Policy 29.2.1.5 (renumbered 29.2.1.4) was received from NZTA<sup>86</sup>. Notwithstanding the very minor wording change made to the policy, we recommend that the submission be accepted.
115. Queenstown Lakes District Council requested<sup>87</sup> that a new policy be added under Objective 29.2.1 to enable and encourage the provision of electric vehicle charging points. The only

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<sup>84</sup> Submissions 2335, 2493, 2336 and

<sup>85</sup> Submission 2239

<sup>86</sup> Submission 2538

<sup>87</sup> Submission 2239



further submission on this policy was one in support from NZTA. The wording of the policy proposed by Ms Jones was as follows:

*Enable and encourage the provision of electric vehicle (EV) charging points/parking spaces within non-accessory parking, within roads where appropriate, as part of Park and Ride, and in association with accessory parking related to High Traffic Generating Activities.*

116. We note that the proposed policy does not attempt to make such provision mandatory with the provision of accessory parking upon development. We make this observation now, as it becomes an issue later in the submissions considered as part of these recommendations. We consider the policy is a positive if cautious step, towards promoting sustainable transport, and accordingly recommend that the submission be accepted, and be numbered as Policy 29.2.1.5.
117. The Queenstown Trails Trust<sup>88</sup> requested the addition of a new policy promoting public access and well-being, and the development of cycling trail networks, and encourage the expansion of a public trail network within and connecting to the Wakatipu Basin. We consider that the intent of this request is already substantially addressed through Policy 29.2.1.1(c) and Objective 29.2.4, and for these reasons we recommend that the submission be rejected.

## **5.2 Objective 29.2.2 and Policies**

118. Objective 29.2.2 as notified read as follows:

*Objective – Parking, loading, access, and on-site manoeuvring that are consistent with the character, scale, intensity, and location of the zone and contributes toward:*

- *providing a safe and efficient transport network;*
- *compact urban growth;*
- *economic development;*
- *facilitating an increase in walking and cycling; and*
- *achieving the level of residential amenity and quality of urban design anticipated in the zone.*

119. RCL Henley Downs Ltd<sup>89</sup> lodged a submission seeking that the Council “better distil the objectives and policies to ensure consistency” while Paterson Pitts (Wanaka)<sup>90</sup> sought that the Council “simplify the drafting of objectives 29.2.1, 29.2.2 and 29.2.4”.
120. As addressed earlier in our recommendations on Objective 29.2.1, the submitters did not provide a substitute set of objectives and policies, or clarify how these provisions could be ‘distilled’ or simplified. They did raise more specific matters on individual provisions which are addressed elsewhere in these recommendations. We recommend that these submissions be rejected.

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<sup>88</sup> Submission 2575

<sup>89</sup> Submission 2465

<sup>90</sup> Submission 2457

121. Reavers New Zealand Limited<sup>91</sup> and C and J Properties Ltd<sup>92</sup> both sought amendments to Objective 29.2.2 to refer to the '*facilitation of the use of public transport*'. Ms Jones advised that such an amendment would accord with the contents of notified policies in Chapter 29, and we agree this would provide a better alignment with these provisions, particularly the suite of policies associated with Objective 29.2.2 itself. We recommend that these submissions be accepted, and that the fourth bullet point of the objective be amended to read:

facilitating an increase in walking and cycling and the use of public transport; and

...

122. Four submissions<sup>93</sup> were received in support of Objective 29.2.2, and taking account of the amendment to the fourth bullet point of the objective as described above, we recommend that these be accepted in part.
123. Policy 29.2.2.1 is a multifaceted provision addressing parking spaces, queueing spaces, access and loading spaces. As notified, it read as follows:

*Manage the number, location, type and design of parking spaces, queueing space, access and loading space in a manner that:*

- a. is safe and efficient for all transport modes and users, including those with restricted mobility, and particularly in relation to facilities such as hospitals, educational facilities, and day care facilities;*
- b. is compatible with the classification of the road by:
  - (i) ensuring that accesses and new intersections are appropriately located and designed and do not discourage walking and cycling;*
  - (ii) avoiding heavy vehicles reversing off or onto any roads; and*
  - (iii) ensuring that sufficient manoeuvring space, or an alternative solution such as a turntable or car stacker, is provided to avoid reversing on or off roads in situations where it will compromise the effective, efficient and safe operation of roads.**
- c. contributes to an increased uptake in public transport, cycling, and walking in locations where such alternative travel modes either exist; are identified on any Council active transport network plan or public transport network plan; or are proposed as part of the subdivision, use or development.*
- d. provides sufficient parking and loading spaces to meet the expected needs of specific landuse activities in order to minimise congestion and visual amenity effects, particularly in areas that are not well connected by public or active transport networks and are not identified on any Council active or public transport network plans;*
- e. is compatible with the character and amenity of the surrounding environment, noting that exceptions to the design standards may be acceptable in special character areas and historic management areas; and*
- f. avoids or mitigates adverse effects on the amenity of the streetscape and adjoining sites.*

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<sup>91</sup> Submission 2467

<sup>92</sup> Submission 2518

<sup>93</sup> Submissions 2335, 2493, 2136 and 2336

124. Nona James<sup>94</sup> submitted in opposition to subclauses (d) and (e) of Policy 29.2.2.1. We understand, from the various submission points she has made, that her concerns primarily relate to reductions in parking requirements, particularly as they affect proposed medium density residential zoned areas. This matter is addressed later in these recommendations. We are uncertain however why she has opposed these two particular subclauses, and she did not attend the hearing to expand on her concerns<sup>95</sup>. We recommend that the submissions be rejected.
125. NZTA<sup>96</sup> sought that Policy 29.2.2.1 be amended to include parking pricing. Parking pricing is already used as a tool to restrict long duration parking in Central Queenstown, and although not implemented through the PDP, is nevertheless one of the tools for managing parking demand. We recommend that this part of the submission be accepted, and that the introductory paragraph to Policy 29.2.2.1 be amended to read:

*Manage the number, pricing, location, type and design of parking spaces.....*

126. FENZ<sup>97</sup> sought that the policy be amended to provide for adequate access for emergency vehicles. Ms Jones advised<sup>98</sup> that the relief sought aligned with the Code of Practice for Land Development and Subdivision 2015, and notified Policy 29.2.3.1 and Rule 29.5.14. We recommend that the submission be accepted, and that a new clause (h) be added to Policy 29.2.2.1 reading as follows:

*h. Provides adequate vehicle access width and manoeuvring for all emergency vehicles.*

127. Public Health South<sup>99</sup> sought that the policy be strengthened to recognise the need to improve safety for walking and cycling. We consider an amendment to this effect would be appropriate with respect to clause (b)(i) as it makes the provision more comprehensive. We recommend that the submission be accepted, and that subclause (i) be amended to read as follows:

*(i) ensuring that accesses and new intersections are appropriately located and designed and do not discourage walking and cycling, or result in unsafe conditions for pedestrians or cyclists;*

...

128. The JEA Group<sup>100</sup> submissions and Real Journeys Group<sup>101</sup> submitted that Policy 29.2.2.1 was contradictory, and it was unclear whether the policy framework was intended to address demand for parking, or was influenced by other factors. Concerns were also expressed as to how parking provision would help reduce congestion.

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<sup>94</sup> Submission 2238

<sup>95</sup> We note that Ms James tabled a statement of evidence in Stream 15, but it related entirely to matters dealt with in Report 19.2 (Visitor Accommodation)

<sup>96</sup> Submission 2538

<sup>97</sup> Submission 2660

<sup>98</sup> V Jones, Section 42A Report, paragraph 13.2

<sup>99</sup> Submission 2040

<sup>100</sup> Submissions 2448, 2453, 2465, 2474, 2552, 2560, 2590 and 2601

<sup>101</sup> Submissions 2466, 2492, 2494 and 2581

129. Ms Jones proposed that the Council strategy be more clearly articulated by clarifying that in locations that are less accessible, and where the cost of providing parking is not as high, the amount of parking provided on-site should generally meet demand. Conversely in areas which are accessible by alternative modes of transport, and where there is high pedestrian traffic, high density development, and high levels of amenity, parking requirements can be relaxed. She also contended that further amendments were appropriate whereby high traffic generating activities could provide less parking than the minimum requirements, and that on street parking associated with non-residential uses be avoided where it would adversely affect residential amenity or traffic safety.<sup>102</sup>

130. On this basis, she proposed amendments to Policies 29.2.2.1, 29.2.2.3, 29.2.2.5 and 29.2.2.6. She also proposed amendments to Objective 29.2.4 and associated policies as discussed later in these recommendations. Returning to Policy 29.2.2.1, we accept her recommendation that subclause (d) be amended to read as follows:

d. provides sufficient parking spaces to meet parking demand in areas that are not well connected by public or active transport networks and are not identified on any Council active or public transport network plans.

131. With this recommended amendment, it is proposed that the submissions be accepted in part.

132. Seven submissions were made in support of Policy 29.2.2.1<sup>103</sup>, and we recommend that these be accepted in part having regard to amendments made to satisfy other submissions. Ngai Tahu Properties supported Policy 29.2.2.1 (c) and we recommend that this submission be accepted.

133. Ngai Tahu Property Ltd<sup>104</sup> opposed Policy 29.2.2.2 having application in the Town Centre Zones. The policy as notified stated:

*Discourage accessory parking in the Town Centre zones in order to support the growth, intensification, and improved pedestrian amenity of the zones.*

134. We disagree with the relief sought in this submission on the basis that the provision of such parking can result in adverse amenity effects associated with parking areas, and because it encourages traffic movement into town centres in circumstances where parking may be better provided for on the periphery of the town centre or elsewhere in urban areas. Submissions in support of the policy were received from NZTA<sup>105</sup> and C and J Properties Ltd<sup>106</sup>, and we recommend these be accepted.

135. Policy 29.2.2.3 as notified stated as follows:

*Enable a lower rate of accessory parking to be provided for residential flats district wide, and for residential activity in the Town Centre, Business Mixed Use, High Density Residential, and*

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<sup>102</sup> V Jones, Section 42A Report, paragraph 12.4

<sup>103</sup> Submissions 2493, 2518, 2136, 2194, 2195, 2467 and Submission 2478

<sup>104</sup> Submission 2336

<sup>105</sup> Submission 2538

<sup>106</sup> Submission 2518

*Medium Density Residential zones compared to other zones to support intensification and in recognition of the accessibility and anticipated density of the zones.*

136. The JEA Group submissions sought that the policy be deleted and that the matters raised within it could be addressed through other policies. Real Journeys Limited<sup>107</sup> sought that Policy 29.2.2.3 be amended to provide for lower amounts of accessory parking without qualification. Nona James<sup>108</sup> opposed the policy, consistent with her contention that it was inappropriate to reduce the level of parking as signalled for some areas under Chapter 29. Patterson Pitts<sup>109</sup> sought that the words “residential flats district wide” be deleted. Finally, GRB Limited sought that the policy better account for proximity to town centres, and the opportunity for walking and cycling.
137. Ms Jones recommended that the policy be clarified to explain the policy background as to why it was proposed that certain zones have lower parking requirements than others. She noted that Policy 29.2.2.5 was the provision which addressed circumstances where it may be appropriate to breach minimum parking requirements.
138. We consider that it is not appropriate that the policy apply across all zones. In particular, we were aware that in some areas where alternative transport options were limited or non-existent (e.g. the BMUZ Zone in Wanaka) it was readily apparent that there were significant on street parking issues. Ms Jones informed us that “...in most instances the MPR’s included in Chapter 29 have not been reduced to the extent that Mr Crosswell and his colleagues could support (compared to the operative MPR’s)”.<sup>110</sup> We were concerned that some of the evidence presented by Mr Crosswell failed to adequately take the context of such particular areas into account.
139. In her reply evidence, Ms Jones addressed concerns that had been raised by the Hearings Panel with respect to parking standards. She insisted that the expert advice received from Mr Crosswell and his colleagues was carefully considered against the local context. She helpfully summarised that changes were made to Chapter 29<sup>111</sup>:
- a. to reduce the residential and visitor accommodation minimum parking requirements in the most accessible residential zones;
  - b. to not expand nil minimum parking requirements or maximum parking requirements beyond those areas where they currently apply in the ODP;
  - c. to amend the visitor accommodation minimum parking requirements in a manner that is relative to the changes that have been made for residential minimum parking requirements in the more accessible zones;
  - d. to reduce the minimum parking requirements for industrial and warehousing activity; and
  - e. to generally retain the minimum parking requirements for all other activities as per the ODP based on consideration of the Technical Paper entitled Parking Advice August 2017 and other district plan parking standards.

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<sup>107</sup> Submission 2466

<sup>108</sup> Submission 2238

<sup>109</sup> Submission 2457

<sup>110</sup> V Jones, Reply Evidence, paragraph 6.5.

<sup>111</sup> Ibid

140. We agree with the broad principle that the rate of parking should be linked to location, and in particular the availability or otherwise of alternative transport options – to that extent we support the changes summarised under (a) and (c) above. As noted in our discussion on Policy 29.2.2.1, we consider that the policy needs to be clarified to emphasise this point more clearly. We recommend that the JEA Group submissions and those from Real Journeys Limited be rejected, and those of Patterson Pitts and GRB Limited be accepted in part.
141. Other submissions sought less wide ranging amendments. GRB<sup>112</sup> sought that the policy be amended to make specific reference to worker accommodation in the BMUZ. While we support in principle the submitter’s promotion of worker accommodation needs, we do not consider there is any identified basis for differentiating parking standards between worker accommodation and other residential accommodation. We recommend that this part of the submission be rejected. There was no evidence in support of Nona Jones’ submission, and we recommend that it be rejected (but with possible qualification with respect to the BMUZ).
142. Henley Downs Farm Holdings Ltd<sup>113</sup> and Darby Planning LP<sup>114</sup> sought that Policy 29.2.2.3 be amended to include the Jacks Point Zone Village Activity Area. We recommend that the submission be accepted, and the Jacks Point Village area be incorporated within the ambit of the policy.
143. We recommend that Policy 29.2.2.3 be amended to read as follows:

Require that a lower amount of accessory parking be provided for residential flats district wide, and for residential and visitor accommodation activity in the Town Centre, Local Shopping Centre, High Density Residential, and Medium Density Residential zones and in the Jacks Point Village Area of the Jacks Point Zone compared to other zones, in order to:

- a. support intensification and increased walking, cycling and public transport use, and
- b. in recognition of the land values, high pedestrian flows, amenity, accessibility and existing and anticipated density of these zones.

144. Policy 29.2.2.4 as notified read as follows:

145. *Enable some of the parking required for residential and visitor accommodation activities to be provided off – site provided it is located in close proximity to the activity and is secured through legal agreements.*

146. Ngai Tahu Property Ltd lodged a submission on Rule 29.5.2 seeking that off-site parking provision was appropriate within the Business Mixed Use Zone. We agree that this flexibility would be appropriate – bearing in mind it is not providing an exclusion from providing parking, but simply the ability to provide such parking off-site. We recommend that Policy 29.2.2.4 be reworded to read as follows:

Enable some of the parking required for residential and visitor accommodation activities and for all activities in the Business Mixed Use Zone to be provided off site, provided it is located in

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<sup>112</sup> Submission 2136

<sup>113</sup> Submission 2381

<sup>114</sup> Submission 2376

close proximity to any residential or visitor accommodation activity it is associated with, and secured through legal agreements.

147. Only two submissions<sup>115</sup> were lodged directly on Policy 29.2.2.4, both in support. We recommend that they be accepted in part.

148. Policy 29.2.2.5 as notified read as follows:

*Enable a reduction in the number of car parking spaces required only where:*

- a. the function of the surrounding transport network and amenity of the surrounding environment will not be adversely affected; and/or*
- b. there is good accessibility by active and public transport and the activity is designed to encourage public and active transport use; and/or*
- c. The characteristics of the activity or the site justify less parking.*

149. Nona James<sup>116</sup>, opposed this policy as part of a range of submission points opposing provision for reduced parking requirements generally. Ngai Tahu Properties<sup>117</sup> sought the policy be amended to take the location of a property into account.

150. The JEA Group submissions, and Real Journeys Group sought that the word “only” be removed from the policy. This relief was also supported in submissions by Reaver’s New Zealand<sup>118</sup> and C and J Properties<sup>119</sup>.

151. We do not support the removal of the word “only” as that would largely render the application of the policy meaningless, but we accept that there needs to be amendments which allow for a case to be made where a reduction in the minimum parking requirements would be appropriate. Rather than removing the word “only” we consider it would be better to amend the subclauses of the policy to set out circumstances where a reduction is appropriate. On this basis, we considered the relief sought by these submitters should be accepted in part. We also agree with Ms Jones<sup>120</sup> that an additional clause be added to the policy with respect to the provision of shared/reciprocal parking raised in the submission of Ngai Tahu Properties. We consider that some flexibility has to be provided in circumstances where full parking provision is not required in the circumstances relevant to a particular site, and for this reason we recommend rejecting the submission of Nona Jones.

152. Accordingly, we recommend that Policy 29.2.2.5 be reworded to read as follows:

Enable a reduction in the minimum number of car parking spaces required only where:

- a. there will be a positive or no more than minor adverse effect on the function of the surrounding transport network and the amenity of the surrounding environment and/or;

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<sup>115</sup> Submissions 2493 and 2336

<sup>116</sup> Submission 2238

<sup>117</sup> Submission 2336

<sup>118</sup> Submission 2467

<sup>119</sup> Submission 2518

<sup>120</sup> V Jones, Section 42A Report, paragraph 12.17

- b. there is good accessibility by active and/or public transport and the activity is designed to encourage public and/or active transport use and projected demand can be demonstrated to be lower than the minimum required by the rules; and/or;
  - c. the characteristics of the activity or the site justify a lower parking requirement and projected demand can be demonstrated to be lower than the minimum required by the rules and/or;
  - d. there is an ability for shared or reciprocal parking arrangements to meet on-site car parking demand at all times and demand can be demonstrated to be lower than the minimum required by the rules.
153. Policy 29.2.2.6 is a policy framework for non-accessory parking, excluding off-site parking, and sets out the circumstances in which provision is made for non-accessory parking.
154. One submission was received on this policy from NZTA<sup>121</sup> seeking provision for parking pricing to be incorporated into the policy, consistent with the relief sought on Policy 29.2.2.1 by this submitter. We recommend that the submission be accepted, and that subclause (b) of Policy 29.2.2.6 be amended to read:
- b. There is an existing or projected undersupply of parking to service the locality and providing additional parking and the pricing of that parking will not undermine the success of public transport systems or discourage people from walking or cycling;
- ....
155. The only direct submission made on Policy 29.2.2.7 was one in support from NZTA. We recommend that this submission be accepted in part.
156. Policies 29.2.2.8 and 29.2.2.9 relate to provision for ‘Park and Ride’. These policies each contain four subclauses specifying the requirements for establishing such facilities (for example subclause (a) requires that they be convenient to users). Real Journeys Group proposed that the two policies be amalgamated.
157. We consider that the relief sought is appropriate, because the two policies are closely related, and have overlapping criteria for the establishment of park-and-ride facilities, public transport facilities, and non-accessory parking. Policy 29.2.2.8 begins by stating “*require Park and Ride and public transport facilities to be located and designed in a manner that*”, while Policy 29.2.2.9 begins with the words “*require Park and Ride, public transport facilities, and non-accessory parking to be designed, managed, and operate in a manner that....*”.
158. We recommend that the submissions be accepted. A consequence of this is that criteria (a) to (d) under Policy 29.2.2.8 are combined with criteria (e) to (h) under former Policy 29.2.2.9 with respect to park and ride and public transport facilities. An additional submission was received from NZTA<sup>122</sup> supporting both policies, and given that their content essentially remains unchanged, we recommend that their submission be accepted. However this leaves the issue of how non-accessory parking and off-site parking facilities should be addressed, as the policy criteria for these facilities was included under notified Policy 29.2.2.9.

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<sup>121</sup> Submission 2538

<sup>122</sup> Submission 2538



159. Policy 29.2.2.10 as notified sought to encourage off-site parking facilities to be designed, managed, and operated *in the manner outlined in Policy 29.2.2.9*. It read:

*Encourage off-site parking facilities to be designed, managed, and operated in the manner outlined in Policy 29.2.2.9.*

160. This results in notified Policy 29.2.2.10 overlapping with 29.2.2.9. As a consequence of our recommended amalgamation of Policies 29.2.2.8 and 29.2.2.9 so that these deal with park-and-ride and public transport facilities, we recommend Policy 29.2.2.10 be recast as a standalone policy (to be renumbered 29.2.2.9) specifically addressing the issue of non-accessory parking and off-site parking facilities. While this adds an element of repetition, we consider it is preferable to the somewhat muddled approach in Chapter 29 as notified, whereby notified Policy 29.2.2.10 cross-references to the preceding policy. We therefore recommend that notified Policy 29.2.2.10 be reworded to include the policy criteria under old Policy 29.2.2.9. Notified policies 29.2.2.8 and 29.2.2.9 are now renumbered as 29.2.2.8, and notified policy 29.2.2.10 is renumbered as 29.2.2.9. We recommend this latter policy read as follows:

Non-accessory parking and off-site parking facilities are to be designed, managed and operated in a manner that:

- a. makes it accessible and safe for users, including pedestrians and cyclists within and beyond the facility;
  - b. provides an integrated and attractive interface between the facility and adjacent streets and public open spaces;
  - c. mitigates effects on the residential amenity of adjoining properties, including effects from noise, vehicle emissions and visual effects; and
  - d. minimises adverse effects on the operation of the transport network.
161. Two submissions were received on notified Policy 29.2.2.10: one being from John Barlow<sup>123</sup> who submitted that the weak test under the word “encourage” be replaced by the directive word “require”. Given the amendments proposed, we recommend that the submission of John Barlow be accepted in part. Ngai Tahu Properties and Ngai Tahu Justice Holdings Ltd<sup>124</sup> supported the policy and we recommend that their submission be accepted in part.
162. Policy 29.2.2.11 as notified called for the prioritisation of pedestrian movement, safety, and amenity in Town Centre Zones. Only one submission was received on this policy, that being in support from NZTA.<sup>125</sup> We recommend that the submission point be accepted. As a consequence of our recommended amalgamation of Policies 29.2.2.8 and 29.2.2.9, this policy is renumbered as 29.2.2.10.

163. Policy 29.2.2.12 as notified stated:

*Mitigate the effects on safety and efficiency arising from the location, number, width, and design of vehicle crossings and accesses, particularly in close proximity to intersections and adjoining the State Highway, while not unreasonably preventing development and intensification.*

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<sup>123</sup> Submission 2563

<sup>124</sup> Submission 2335

<sup>125</sup> Submission 2538

164. This policy was the subject of submissions from the JEA Group submissions, and from Real Journeys Group. The submitters sought that the policy be further qualified by adding a reference that achieving the policy should not be at the expense of good amenity outcomes (e.g. poor site layouts as a result of the required location of a vehicle access point). NZTA<sup>126</sup> took a contrasting position, requesting that the policy be recast from mitigating adverse effects to avoiding them.
165. We acknowledge there may be circumstances where the achievement of a standard under this policy may result in a substandard design outcome, but we consider this is already addressed under Policy 29.2.2.1 (f) and (g) and in the wording of Policy 29.2.2.12 itself when it makes reference to “*not unreasonably preventing development and intensification*”. We also note that as a result of our recommendations, urban design factors will be able to be taken into account in considering breaches of notified Rules 29.5.14 and 29.5.22. We consider an appropriate balance has to be struck in circumstances where traffic safety and efficiency, and the quality of adjoining site development are being considered – typically we would expect for example, that on a heavily trafficked road, traffic safety and efficiency is likely to outweigh other factors. We recommend that the policy be unchanged in this respect and that the submissions be rejected.
166. The Oil Companies<sup>127</sup> submitted in support of Policy 29.2.1.12. We recommend that the submissions be accepted. This policy is renumbered as 29.2.1.11.

### 5.3 Objective 29.2.3 and Policies

167. Objective 29.2.3 as notified stated as follows:

*Objective – Roads that facilitate continued growth, are safe and efficient for all users and modes transport (sic), and are compatible with the level of amenity anticipated in the adjoining zones.*

168. Active Transport Wanaka<sup>128</sup> (as with Objective 29.2.1) sought that the Active Transport Wanaka Planning Maps be referred to in the within or under the objective. We agree, but as we were advised that these plans had not yet been completed at the time of making these recommendations. However, we recommend that the Council incorporate these plans by way of a Variation to Chapter 29 in Stage 3 of the PDP review.
169. Aurora Energy<sup>129</sup> sought that the policy make reference to ‘linear infrastructure’. We note that Policy 29.2.3.4 already specifically addresses this issue, and no change is required to the objective itself. We recommend that the submission be rejected. NZTA<sup>130</sup> supported the objective, and we recommend the submission be accepted.

170. Policy 29.2.3.1 as notified stated as follows:

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<sup>126</sup> Submission 2538  
<sup>127</sup> Submission 2489  
<sup>128</sup> Submission 2078  
<sup>129</sup> Submission 2508  
<sup>130</sup> Submission 2538

*Require, as a minimum, that roads be designed in accordance with Section 3 and Appendices E and F of the QLDC Land Development and Subdivision Code of Practice (2015).*

171. The JEA Group submissions, and Real Journeys Group, were concerned with the inflexibility of the policy and suggested that the introduction to the policy read “encourage roads to be designed.....”. Similar concerns were expressed by Clark Fortune McDonald and Associates<sup>131</sup> who opposed the policy; while Darby Planning LP<sup>132</sup> sought alternative wording to allow circumstances where a lesser standard of road design is appropriate; while Henley Downs Farm Holdings<sup>133</sup> requested that the policy be replaced with a policy provision simply requiring the adoption of the QLDC Land Development and Subdivision Code of Practice (2015).

172. As notified, the policy provided little or no scope for flexibility. Ms Jones informed us that Table 3.2 of the Code prescribes minimum widths, grades and the provision of parking, loading and shoulders for various types of roads and accessways. She recommended that the policy be reworded to confine reference to Table 3.2 and provide for departures from the standards where the effects of compliance are no more than minor. We prefer this option to adopting wording like “encourage” as this is a very nebulous term, and provides no regulatory guidance. We recommend that Policy 29.2.3.1 be reworded to read as follows:

Establish design standards for roads and accesses, including those in Table 3.2 of the QLDC Land Development and Subdivision Code of Practice (2018), and require adherence to those standards unless it can be demonstrated that the effects of the proposed design on the active and public transport networks, amenity values, urban design, landscape values, and the efficiency and safety and of the roading network, are no more than minor.

173. Given that these amendments go at least some way towards meeting the concerns of the submitters, we recommend that the submissions be accepted in part, except those seeking the adoption of the word “encourage”. Before leaving this topic however, we note that one submitter<sup>134</sup> also opposed clause 29.3.2.1 (Advice Notes) which made reference to the CoP 2015. As a consequential amendment this will need to refer to the 2018 version.

174. There were no submissions on Policy 29.2.3.2 and we recommend it be adopted as notified.

175. Policy 29.2.3.3 related to the design, location, and construction of new roads and contained five subclauses. The Ministry of Education<sup>135</sup> sought an amendment to subclause (e) which required that the design, location and construction of new roads be undertaken in a manner that:

*e. provides sufficient space and facilities to promote safe walking, cycling and public transport, road (sic) to the extent that it is relevant given the location and design function of the road.*

176. The submitter identified an error in the drafting of the clause. We recommend that the submission be accepted, and the word “road” be deleted.

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<sup>131</sup> Submission 2297

<sup>132</sup> Submission 2376

<sup>133</sup> Submission 2381

<sup>134</sup> Submission 2297

<sup>135</sup> Submission 2151

177. Patterson Pitts (Wanaka)<sup>136</sup> submitted on Policy 29.2.3.3 requesting that the Council’s active and public plan be shown on the planning maps. This is similar to the relief sought by Active Transport Wanaka with respect to Objectives 29.2.1 and 29.2.3.<sup>137</sup> As previously noted, given these plans were not complete at the time of the hearings, we have recommended that the Council undertake a Variation to Chapter 29 as part of Stage 3 of the review of the PDP.
178. NZTA submitted in support of Policy 29.2.3.3 and we recommend that this submission point be accepted.
179. Policy 29.2.3.4 as notified stated as follows:

*Provide for services and new linear infrastructure to be located within road corridors and, where practicable, within the road reserve adjacent to the carriageway.*

180. The JEA Group submissions sought a new definition be added to the PDP of what was meant by “linear infrastructure”. This term applies within Policy 29.2.3.4 as notified, and relates to utilities constructed within road corridors. Ms Jones was of the view that for the purposes of Chapter 29 Transport, the term was largely superfluous with respect to transport, and was more relevant to the provision of utilities under Chapter 30. She recommended instead that the wording of the policy be amended to be consistent with Chapter 30, and we concur with her recommendation. Accordingly, we recommend that this submission be accepted and Policy 29.2.3.4 be amended to read as follows:

Provide for services and new linear network utilities to be located within road corridors and where practicable within the road reserve adjacent to the carriageway in a manner consistent with the provisions of Chapter 30.

181. Aurora Energy<sup>138</sup> and Federated Farmers of New Zealand<sup>139</sup> supported Policy 29.2.3.4, and we recommend that their submissions be accepted in part, having regard to the amendment made to satisfy other submissions.
182. Policy 29.2.3.5 provided for the allocation of space within the road corridor for different modes of transport. The only submission was one in support from NZTA<sup>140</sup> and we recommend the submission be accepted.
183. Policy 29.2.3.6 as notified stated as follows:

*Provide for public amenities within the road in recognition that the road provides an important and valuable public open space for the community which, when well designed, encourages human interaction and enriches (sic) the social and cultural well-being of the community.*

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<sup>136</sup> Submission 2457  
<sup>137</sup> Submission 2078  
<sup>138</sup> Submission 2508  
<sup>139</sup> Submission 2540  
<sup>140</sup> Submission 2538

184. Submissions on this policy were received from the JEA Group submissions and from Real Journeys Group who considered that the policy was unnecessary, or that it may be used to require developers to contribute such facilities. While it is not a policy that holds a central place among the objectives and policies of Chapter 29, it does provide a policy framework for facilities that are provided within the road reserve from time to time. With respect to the concern that there may be some implied obligation on developers, we agree with Ms Jones suggestion that the words “provide for” at the start of the policy be replaced by the word “enable”. Although the submitters sought rejection of the policy, we recommend that the submissions be accepted in part as a result of the amendment.
185. Policy 29.2.3.7 provided that the incorporation of trees and vegetation within new roads be subject to road safety and operational requirements. Real Journeys Group sought that the establishment of trees and vegetation within roads be supported. Although the submissions did not appear to be on this specific policy, we consider it gives effect to the relief that is sought, and on this basis we recommend that the submissions be accepted in part.

#### **5.4 Objective 29.2.4 and Policies**

186. Objective 29.2.4 as notified stated as follows:

*Objective – An integrated approach to managing subdivision, land use, and the transport network in a manner that:*

- *supports improvements to active and public transport networks;*
- *increases the use of active and public transport networks*
- *reduces traffic generation;*
- *manages the effects of the transport network on adjoining land uses and the effects of adjoining land uses on the transport network.*

187. Aurora Energy Ltd<sup>141</sup> sought an amendment to the objective to emphasise opportunities to utilise the roading network to develop infrastructure efficiently. This appears to relate to linear infrastructure such as that provided by the submitter. The objective is about the integration of land use and transport, rather than the provision of utilities. We consider that this matter has already been addressed through Policy 29.2.3.4 and accordingly recommend that the submission be rejected.
188. Ngai Tahu Property Ltd and Ngai Tahu Justice Holdings<sup>142</sup> and Ngai Tahu Property Ltd<sup>143</sup> have lodged a submission that the second bullet point be amended to promote increases in the use of active and public transport networks. NZTA<sup>144</sup>, consistent with other submission points, sought that the objective make reference to shared transport.
189. We agree with the submitters that it is appropriate to promote an increase in the use of public and active transport (which is supported in the policy framework), and to promote shared

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<sup>141</sup> Submission 2508

<sup>142</sup> Submission 2335

<sup>143</sup> Submission 2336

<sup>144</sup> Submission 2538

transport. Accordingly, we recommend that these submissions be accepted and that the second subclause of the objective be amended to read:

...  
promotes an increase in the use of active and public transport networks and shared transport;  
...

190. Patterson Pitts<sup>145</sup> sought that as part of objective 29.2.4, the Council develop an integrated transport strategy for Wanaka. While such an exercise may well be desirable, at this point the priority to be given to such a policy, and how it would be incorporated into overall transport framework for the District has not been established. We recommend that the submission point be rejected.
191. Four submissions<sup>146</sup> were received in support of Objective 29.2.4, and given only minor changes are proposed to the wording of the objective, we recommend these be accepted.
192. Policy 29.2.4.1 as notified reads as follows:

*Avoid commercial activities and home occupations in residential areas that result in cars being parked either on site or on roads in a manner or at a scale that will adversely affect residential amenity or the safety of the transport network. This includes the storage of business-related vehicles and rental vehicles and other vehicles being parked on streets adjoining the residential zones when not in use.*

193. The JEA group submissions and Real Journeys Group have sought that the policy be deleted or that the introductory word “avoid” be replaced by the word “manage”. The use of the word “avoid” effectively implies a prohibition on the activity subject to the policy; conversely the use of the word “manage” renders the policy directionless, because it implies a wide range of possible outcomes.
194. We consider it is important that the original intent of the policy be respected, in order to ensure residential amenity is maintained to ensure residential streets do not become dominated by commercial parking, but that some flexibility be provided. We recommend that the submissions be accepted in part, and the policy be reworded as follows:

That vehicle storage and parking in association with commercial activities and home occupations in residential zones be restricted to prevent adverse effects on residential amenity or the safety of the transport network. This includes restricting the storage of business-related vehicles, rental vehicles and other vehicles being parked on streets adjoining the residential zones when not in use.

195. Three submissions were received in support of the policy<sup>147</sup>, and we recommend these be accepted in part, having regard to the amendment made to the policy to satisfy other submissions.

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<sup>145</sup> Submission 2457

<sup>146</sup> Submissions 2520, 2151, 2467 and 2040

<sup>147</sup> Submissions 2381, 2376 and 2538

196. There was one submission lodged on Policy 29.2.4.2 (incorrectly allocated to Policy 29.2.4.3). Real Journeys Group sought that the policy allow lower levels of accessory parking set out in Table 29.5 where demand can be shown to be lower and/or where initiatives to encourage alternative travel methods or travel are proposed. As notified, the policy read as follows:

*Ensure that commercial and industrial activities that are known to require storage space for large numbers of vehicles provide adequate vehicle parking either onsite or in an offsite car park and do not store vehicles on roads.*

197. The submission appears to raise issues that are unrelated to the intent of this policy, and which are addressed elsewhere in these recommendations. We recommend that this submission be rejected.

198. Policy 29.2.4.3 sought to promote the uptake of public and active transport by requiring large-scale commercial, health, community, and educational activities to provide bicycle parking, and associated facilities while acknowledging that such provision may be unnecessary in some instances due to the specific nature or location of the activity. Submissions in support of the policy were received from the Ministry of Education<sup>148</sup>, and NZTA<sup>149</sup>, and we recommend that these be accepted.

199. Policy 29.2.4.4 related to the effects of high trip generating activities on the transport network, and the policy attracted a significant number of submissions, although not to the extent of its companion rule 29.4.10. The Policy as notified stated as follows:

*Avoid or mitigate the adverse effects of high trip generating activities on the transport network by assessing the location, design, and the methods proposed to limit increased traffic generation and promote the uptake of public and active transport, including by:*

- a. demonstrating how they will help reduce private car travel and encourage people to walk, cycle, or travel by public transport, including by:*
- b. preparing travel plans containing travel demand management techniques and considering lower rates of accessory parking;*
- c. contributing toward well-connected public and active transport infrastructure or, where planning for such infrastructure is not sufficiently advanced, providing space for such infrastructure to be installed in the future;*
- d. providing public transport stops located and spaced in order to provide safe and efficient access to pedestrians who are likely to use each stop; and*
- e. providing less accessory parking than is required by Table 29.5 in conjunction with proposing other initiatives to encourage alternative modes of travel.*

200. Ngai Tahu Properties and Ngai Tahu Justice Holdings Ltd<sup>150</sup> sought that the introduction to the policy be amended as follows:

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<sup>148</sup> Submission 2151

<sup>149</sup> Submission 2538

<sup>150</sup> Submission 2335

*Avoid or mitigate the adverse effects of high trip generating activities on the transport network by taking into account the location, design, and the methods proposed to limit increased traffic generation and promote the uptake of public and active transport. These methods may include (but not be limited to):*

...

201. Ngai Tahu Property Ltd <sup>151</sup> lodged a very similar submission and also sought the removal of clause (d). NZTA<sup>152</sup>, as with its other submissions, sought that reference be made in the policy to shared transport.
202. The JEA Group submissions and Real Journeys Group sought that the policy be deleted or allow lower levels of accessory parking than set out in Table 29.5 where demand can be shown to be lower and/or where initiatives to encourage alternative travel methods or travel are proposed (or similar).
203. Concerns were raised with this policy, particularly by Ngai Tahu, on the basis that it was directive, and that it contained what were effectively assessment matters, set out in the policy as “methods” to encourage alternatives to activities giving rise to high traffic generation. There were also concerns that the policy was intended to form a basis for financial contributions. The initial response from the reporting officers was to amend the policy and subclauses (a) – (e), but later it was recommended that the policy itself be simplified to focus on mitigating the adverse effects of high traffic generating activities, and that the “methods of doing so be addressed through assessment matters”<sup>153</sup>. These are addressed further in this report.
204. We accept Ms Jones’ recommendation<sup>154</sup> that the policy be re-drafted, including the deletion of subclauses (a) – (e), so as to read as follows:

*Avoid or mitigate the adverse effects of high traffic generating activities on the transport network and the amenity of the environment, taking into account the location and design of the activity and the effectiveness of the methods proposed to limit increases in traffic generation and to encourage people to walk, cycle, or travel by public transport.*

205. Accordingly, we recommend that the submissions of Ngai Tahu Properties and Ngai Tahu Justice Holdings, and of the submitters in support be accepted in part allowing for amendments made to the policy. We recommend that the submissions of the JEA Group and Real Journeys Group be rejected on the basis that the policy is focused on high traffic generation activities and not parking; similarly we recommend the rejection of the submission from NZTA on the basis that the focus of the policy is not shared transport.

206. Policy 29.2.4.5 stated as follows:

*Encourage compact urban growth through reduced parking requirements in the most accessible parts of the District.*

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<sup>151</sup> Submission 2336

<sup>152</sup> Submission 2538

<sup>153</sup> Proposed Rule 29.8.7

<sup>154</sup> V Jones, Reply Evidence, paragraph 7.2



207. The JEA Group submissions offered qualified support to the policy, through submitting that such reduced parking requirements could also apply in more accessible parts of the District. This was not further developed during the hearings in terms of an alternative policy wording, and we recommend that the submission be accepted in part. Five submissions were received in support of the policy<sup>155</sup>, and we recommend that these be accepted.
208. There were no submissions on Policy 29.2.4.6. We recommend this policy be adopted as notified.
209. Policy 29.2.4.7 related to additional access points onto the State Highways and arterial roads. This was supported by New Zealand Transport Agency<sup>156</sup>, and we recommend that this submission be accepted.
210. Policy 29.2.4.8 as notified reads as follows:
- Require any large-scale public transport facility or Park and Ride to be located, designed, and operated in a manner that minimises adverse effects on the locality and, in particular, on the amenity of adjoining properties, while recognising that they are an important part of establishing an effective transport network.*
211. Real Journeys Group sought that the policy be amended by changing the word “minimises” to “managed”. In the context of this policy, we do not support the adoption of the word “managed” as this provides no qualitative or quantitative guidance as to how the policy would be implemented. Instead we recommend that the word be amended to “mitigates” which more closely accords with the wording of section 5(2)(c) of the Act, and on this basis, that the submissions be accepted in part.
212. Finally, Policy 29.2.4.9 as notified stated as follows:
- Ensure the location, design, and layout of access, manoeuvring, car parking spaces and loading spaces of vehicle orientated commercial activities, such as service stations and rural selling places, avoids or mitigates adverse effects on the safety and efficiency of the adjoining road (s) and provides for the safe movement of pedestrians within and beyond the site, taking into account:*
- a. The relative proximity of other accesses or road intersections and the potential for cumulative adverse effects; and*
  - b. The ability to mitigate any potential adverse effects of the access on the safe and efficient functioning of the frontage road.*
213. Z Energy Ltd, BP Oil New Zealand Limited, Mobil Oil New Zealand Limited (the Oil Companies) sought that the words “beyond the site” be removed. NZTA sought that the words “frontage road” be replaced with the words “transport network”.

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<sup>155</sup> Submissions 2493, 2520, 2335, 2336 and 2136

<sup>156</sup> Submission 2538

214. Ms Jones observed that the term “transport network” is aligned with the wording used in matters of discretion in Chapter 29, while the policy wording itself refers to “adjoining roads(s)”<sup>157</sup>. We agree that this wording already addresses concerns about the ambit of the policy and that the submission point be rejected. We recommend that the words “frontage road” be replaced by the words “transport network” and that the submission of NZTA be accepted.

## 5.5 Summary of Recommendations on Objectives and Policies

215. Having considered the submissions and the evidence before us, we have concluded that the objectives we have recommended above are, to extent provided by scope in the submissions, the most appropriate way to meet the purpose of the Act when dealing with transport.

216. We are satisfied that, within the scope available, the policies we are recommending are the most appropriate to achieve the objectives of the PDP.

## 6 SECTION 29.3 - OTHER PROVISIONS AND RULES

### 6.1 29.3.2 Advice Notes – General

217. This is a brief introductory section to the Rules which contains three ‘Advice Notes’. Clark Fortune McDonald and Associates have opposed the clause in its entirety<sup>158</sup>. Subclause (a) of this provision makes reference to the Council’s Land Development and Subdivision Code of Practice, which is a matter of concern to the submitter. This is dealt with later in this report, and in the meantime we recommend that this submission point be rejected.

218. QAC<sup>159</sup> have requested that an additional advice note be added stating that “*where inconsistency arising between the transport provisions of Chapter 17 and Chapter 29, Chapter 17 shall prevail*”. The submitter’s concern is primarily related to parking.

219. The situation here is somewhat complex. Ms Jones noted that<sup>160</sup>:

*“In this respect, parking ancillary to any activity or service that provides support to the airport is an Airport Related Activity and therefore permitted pursuant to rule 17.4.1 and any parking that is unrelated to the airport is restricted discretionary pursuant to Rule 17.4.4 by virtue of the definition of airport related activity, all land transport activities (such as park-and-ride and public transport facilities) would also be permitted”.*

220. She went on to say that under Rule 17.3.2.6 activities undertaken within, or within the immediate environs of Queenstown airport terminal, are exempt from complying with minimum parking requirements in Chapter 29. Given this, she considered that all parking associated with airport activity was permitted by Chapter 29, and the relief sought was not

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<sup>157</sup> V Jones, Section 42A Report paragraph 13.1

<sup>158</sup> Submission 2297

<sup>159</sup> Submission 2618

<sup>160</sup> V Jones, Section 42A Report, paragraphs 14.11 to 14.13

necessary, but she did consider it would be appropriate to amend Rule 29.9.1 to clarify that there was a nil minimum accessory parking requirement in relation to the Queenstown Airport Terminal, consistent with Rule 17.3.2.6. We agree with this conclusion, and on that specific basis the submission is recommended to be accepted in part. The matter of parking in the Airport Zone is also addressed later in Section 10 of these recommendations.

## 6.2 29.3.3 General Rules

221. Aurora Energy Ltd<sup>161</sup> requested that Rule 29.3.3 be retained. We recommend that this submission be accepted in part, having regard to amendments made to the various components of the rule as discussed in the following paragraphs of this report.

222. Rule 29.3.3.1 as notified reads as follows:

*Any land vested in the Council or the Crown as road, shall be deemed to be a “road” from the date of vesting or dedication and subject to all the provisions that apply to roads, as outlined in Table 29.2 and Table 29.4; and*

- a. *Any zoning, including subzones, ceases to have effect from the time the land is vested or dedicated as road; and*
- b. *Any provisions relating to overlays such as the Special Character Area, Outstanding Natural Landscape, Outstanding Natural Feature, Rural landscape, Significant Natural Area, Protected Trees, and listed heritage buildings, structures, and features continue to have effect from the time the land is vested or dedicated as road.*

223. The JEA Group, and Real Journeys Group opposed the rule on the basis that it lacked clarity, and needed to include a specific list of overlays instead of relying on examples under the words “such as”.

224. Ms Jones stated she agreed with the submitters recommending that the wording be changed to refer to identified features. She also contended that Rule 29.3.3.1 (b) potentially duplicated notified Rules 29.3.3.4 and 29.3.3.5, and recommended that these rules be relocated under Rule 29.3.3.1 with minor wording amendments to improve clarity. This proposed response to submissions was not raised any further in evidence by any party. We recommend that the submissions be accepted, and Rule 29.3.3.1 be amended as follows:

*Any land vested in the Council or the Crown as Road, shall be deemed to be a “road” from the date of vesting or dedication in and subject to all the provisions that apply to roads, as outlined in Table 29.2; and*

- a. *At the time the land is vested or dedicated as road, the land shall no longer be subject to any zone provisions, including sub zone provisions; and*
- b. *The following overlays and identified features shown on the planning maps continue to have effect from the time the land is vested or dedicated as road;*

- (i) *The Special Character Area*

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<sup>161</sup> Submission 2508

- (ii) the Outstanding Natural Landscape, Outstanding Natural Feature, and Rural Landscape classifications;
  - (iii) Significant Natural Areas
  - (iv) Protected trees; and
  - (v) Listed heritage buildings, structures, and features.
- c. All rules in the district wide chapters that refer specifically to roads take effect from the time the land is vested or dedicated as road; and
- d. All district wide provisions that are not zone specific but rather apply to all land within the District, shall continue to have effect from the time the land is vested or dedicated as road.
225. As a consequential amendment, notified Rules 29.3.3.4 and 29.3.3.5 are moved to the following section on 'Advice Notes' and renumbered as clauses 29.3.3.1 (c) and (d).
226. Rule 29.3.3.2 addresses circumstances upon roads being stopped. Darby Planning LP<sup>162</sup> and Hanley Downs Farm Holdings Ltd, and Henley Downs Land Holdings Ltd<sup>163</sup> sought that this rule be consistent with the process under Chapter 37 (Designations).
227. The provisions under Chapter 37 relating to road stoppings are proposed to be deleted as part of variations made to a number of Stage 1 Chapters, including Chapter 37 designations. The background to this matter was explained to us as follows<sup>164</sup>:
- "The issue highlighted by submitters is whether it is appropriate to rely on a rule that states that "all roads are deemed to be designated for the purpose of road" (as in the ODP and notified in Stage 1 PDP) or establish new rules that deem the land to be 'road' once it is vested (and then apply particular rules to that land/road). While Chapter 37 of the PDP relies on rules which deem any new road to be designated, and therefore exempt from the underlying zone provisions, counsel for the Council during the Stage 1 hearings confirmed that the deeming rule in Chapter 37 is ultra vires."*
228. She said that it was considered preferable (based on the section 32 evaluation) to rely on the definition of "road" to trigger rules rather than deeming all roads to be designated, or deeming land vested as roads to be within a specified zone. She also contended that as the enabling rules in Table 29.2 take effect from the time land is vested as road, regulatory control is similar to that which would take place under Chapter 37 if it were *vires*. We noted this background and accept the reasoning put forward by Ms Jones, and recommend that the submissions be rejected.
229. Transpower New Zealand<sup>165</sup> supported Rule 29.3.3.5. As discussed above in paragraphs 201 – 205, this rule is to be incorporated as a subclause (with unchanged wording) under Rule 29.3.3.1. It is recommended that this submission point be accepted.
230. Rule 29.3.3.6 as notified stated as follows:

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<sup>162</sup> Submission 2376

<sup>163</sup> Submission 2381

<sup>164</sup> V Jones, Section 42A Report, paragraphs 9.5 – 9.7

<sup>165</sup> Submission 2442

*Activities on zoned land outside of roads are subject to the zone – specific provisions. The provisions relating to activities outside roads in this chapter do not override those zone specific provisions.*

231. QLDC<sup>166</sup> requested that the relevant provisions be amended to clarify that the status of listed activities in Chapter 29 (for instance park-and-ride facilities) are not affected by rules for non-listed activities located in the various zones<sup>167</sup>. We have dealt with this issue in Section 3 above.
232. Consequently, we recommend that the submission of QLDC be accepted. As a result of preceding Rules 29.3.2.4 and 29.3.2.5 being moved to the following section on Advice Notes, Rule 29.3.2.6 is renumbered 29.3.2.4.

## 7 SECTION 29.4 – RULES - ACTIVITIES

### 7.1 Table 29.1 - Transport related activities outside a road

#### 7.1.1 Rules Not Subject to Submissions or Supported

233. There were no submissions on Rules 29.4.1, 29.4.2 or 29.4.4. We recommend they be adopted as notified.
234. The only submission on Rule 29.4.5 was that of NZTA<sup>168</sup> in support of the rule. We recommend its submission be accepted and the rule be adopted as notified.

#### 7.1.2 Rule 29.4.3 – Parking

235. Rule 29.4.3 provided that parking associated with activities under Table 29.5 is permitted other than where listed elsewhere in this table. A submission opposing this rule was received from Nona James<sup>169</sup>. This is one of a number of submission points on the same issue raised by this submitter, who consistently opposed relaxation of parking standards. This matter is addressed further with other parking related submissions on Table 29.5 later in this report. We recommend the submission be rejected.

#### 7.1.3 Rule 29.4.6 – Off-Site Parking & Rule 29.4.7 – Non-accessory Parking

236. Notified Rule 29.4.6 regulated *off-site parking provision* in the BMUZ and the LSCZ; notified Rule 29.4.7 concerned *non-accessory parking*. Real Journeys Group submitted on the rules in Part 29.4 on the basis that coach parking facilities need to be provided for in the rules framework. We note that coach parking on roads is only allowed within authorised parking spaces and is only allowed in specified areas of the District between midnight and 5AM under Council bylaws.
237. Ms Jones was of the opinion<sup>170</sup> that while restricted discretionary activity status for off-road parking for coaches was appropriate in most zones, she considered that coach travel is an efficient travel mode which should be encouraged and it would be appropriate to amend Chapter 29 to better provide for off-site and non-accessory coach parking in the more

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<sup>166</sup> Submission 2239

<sup>167</sup> V Jones, Section 42A Report, paragraph 14.9

<sup>168</sup> Submission 2538

<sup>169</sup> Submission 2238

<sup>170</sup> V Jones, Section 42A Report, paragraphs 12.51 – 12.53

‘permissive’ LSCZ and BMUZ by way of controlled, rather than restricted discretionary activity, status. She also argued that this would better achieve recommended Policy 29.2.1.7, addressed earlier in Section 5.1.

238. We agree with Ms Jones’ reasoning and recommend a new Rule 29.4.6 (with subsequent renumbering of notified rule numbers) reading as follows:

<b>29.4.6</b>	<p>Off-site and non—accessory parking used exclusively for the parking of coaches and buses in the Business Mixed Use Zone and Local Shopping Centre Zone</p> <p>Control is reserved over:</p> <ul style="list-style-type: none"> <li>a. Design, external appearance, and landscaping and the resultant potential effects on visual amenity and the quality of the streetscape;</li> <li>b. Effects on the amenity of adjoining sites and compatibility with surrounding activities;</li> <li>c. The size and layout of parking spaces and associated manoeuvring areas.</li> </ul>	C
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239. We recommend that the submission of Real Journeys Group be accepted.
240. We acknowledge that coach parking creates challenges within parts of the District, but accept that it is an efficient travel mode in comparison with the demands on space required by reliance on private vehicles. There is also a balancing requirement with respect to the potential impacts of coach parking, having regard to surrounding activities, the amount of space required for such parking, the effects on streetscape, landscaping matters and the ability to retain visual amenity. Although not a complete solution, we consider that on balance it would be appropriate to make more specific provision for coach parking in Chapter 29 in the manner suggested by Ms Jones.
241. Notified Rule 29.4.6 was supported by Ngai Tahu Property<sup>171</sup> and Rule 29.4.7 was supported by NZTA. We recommend that those submissions be accepted in part on the basis of amendments made with respect to the Real Journeys Group submissions.
242. QLDC sought an additional subclause be added to notified Rule 29.4.7 to include as a matter of discretion the provision of electric vehicle charging points/parking spaces. We consider it is appropriate that such provision is not mandatory, but that it may be taken into account, particularly as the use of such vehicles increases in the future over the life of the PDP. We recommend that the submission point be accepted, and an additional matter of discretion added as follows:

The provision of electric vehicle charging points/parking spaces.

243. We recommend the introduction to notified Rule 29.4.6 (renumbered 29.4.7) be amended as a consequence of adding new Rule 29.4.6, to read:

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<sup>171</sup> Submission 2336

Off-site parking areas in the Business Mixed Use Zone and Local Shopping Centre Zone, excluding off-site parking used exclusively for the parking of coaches and buses.

244. Also as a consequence of adding new rule 29.4.6, we recommend adding an additional paragraph to the introduction to notified Rule 29.4.7 (renumbered 29.4.8) reading as follows:

Non—accessory parking excluding:

...

- b. non—accessory parking used exclusively for the parking of coaches and buses in the Business Mixed Use Zone and Local Shopping Centre Zone.

#### 7.1.4 Rule 29.4.8 – Park and Ride, Public Transport Facilities

245. Notified Rule 29.4.8 provided for park-and-ride and public transport facilities as a restricted discretionary activity, and under Rule 29.7.2 applications for these activities would not be publicly notified.

246. B Giddens<sup>172</sup> and McBride Street Queenstown<sup>173</sup> sought provision for public transport facilities to be a controlled activity on the submitters' site being located at 14, 16, 18, 18B and 20 McBride Street Frankton. We do not consider that a site-specific exception should be provided to the rule relating to the establishment of such facilities, as the combination of restricted discretionary activity status and the exemption from public notification already provide a liberal consenting environment. We recommend that the submissions be rejected.

247. The Frankton Community Association<sup>174</sup> sought that that Park and Ride facilities be reclassified as a fully discretionary activity. The basis for the submission was the Association's contention that park-and-ride facilities can have an adverse environmental effect on green spaces, that it is questionable that there is a long-term reduction in traffic levels, they are very expensive to develop, can divert patronage from bus services and other forms of transport, and result in more trips from greater distances. Mr Glyn Lewis presented evidence for the Association, in which he referenced a study undertaken in 1995<sup>175</sup>.

248. The Council's evidence failed to respond to the specific points raised by the Association in any detail<sup>176</sup>, except to emphasise the efficiency of having a streamlined consent process for such facilities. The assessment criteria under the rule are quite comprehensive, although they would provide only a limited ability to assess the effectiveness of park-and-ride as a traffic management tool.

249. We did see some merit in the points for forward by Mr Lewis. However we were made aware that the Council and NZTA are in the early stages of transport planning exercises relating to the planning of transport and the Frankton area. There is a park-and-ride facility there associated with Queenstown Airport, but we heard no evidence as to the effectiveness or otherwise of this, and we note that the study relied on by Mr Lewis is nearly 25 years old. We are also

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<sup>172</sup> Submission 2585

<sup>173</sup> Submission 2593

<sup>174</sup> Submission 2369

<sup>175</sup> Parkhurst, G (1995). Park and Ride: Could it lead to an increase in traffic? Transport Policy, 2 (1), 15 – 23.

<sup>176</sup> V Jones, Section 42A Report, paragraphs 11.18 – 11.19

reluctant to impose a different status for park-and-ride facilities on one hand, and public transport facilities on the other, given that both can be subject to arguments as to their effectiveness. After weighing these factors, we recommend that this submission be rejected.

250. Queenstown Park Ltd<sup>177</sup> and Remarkables Park Ltd<sup>178</sup> supported notified Rule 29.4.8 but sought that an additional matter of discretion be added with respect to ‘reducing reliance on vehicles and roads’. We consider this is already addressed by reference to the policy framework, notably Policies 29.2.2.1, 29.2.2.2, 29.2.2.3 and 29.2.2.8, and recommend that the submission point be rejected.

251. QLDC<sup>179</sup> requested that an additional matter of discretion be added to notified Rule 29.4.8 (renumbered 29.4.9) relating to provision for electric vehicles. This is similar to the relief sought on notified Policy 29.4.7 (renumbered 29.4.8) above. We recommend this submission be accepted as being appropriate to park-and-ride facilities and that the following additional matter of discretion be added:

The provision of electric vehicle charging points/parking spaces.

252. NZTA supported the rule, and we recommend that their submission be accepted.

#### 7.1.5 Rule 29.4.9 – Rental Vehicle Businesses

253. Notified Rule 29.4.9 provided for rental vehicle ‘businesses’ as a restricted discretionary activity in those zones where commercial activities are permitted. QAC<sup>180</sup> sought that the policy be deleted, or not applied within the Airport Zone. The JEA Group submissions have sought that the rule be clarified, or alternatively set out under each set of relevant zone rules. As notified, the introduction to the rule read as follows:

*Rental vehicle businesses in all zones where commercial activities are permitted.*

254. We consider the rule as a subset of the parking provisions and as such, properly belongs in Chapter 29. However, we think there is some force in the submitter’s arguments that the application of the rule is a little unclear. The activity is permitted under the PDP in the Town Centre, Local Shopping Centre, Business, and Airport zones. We consider that an amendment to the wording will assist in clarifying the matter, and that the introduction to the rule be amended to read:

*Rental vehicle businesses in those zones where commercial activities are permitted.*

255. Turning to the QAC submission specifically, Mr Kyle in his evidence to the hearing contended that Rule 17.4.4 in Chapter 17 (Airport Zone) provided for rental car activities as a permitted activity, based on the definition of an “Airport Related Activity”<sup>181</sup>. Accordingly he concluded that there was a conflict between the provisions of Chapter 29 and the provisions of Chapter

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<sup>177</sup> Submission 2462

<sup>178</sup> Submission 2468

<sup>179</sup> Submission 2239

<sup>180</sup> Submission 2618

<sup>181</sup> Kyle, EiC, paragraph 7.7 – 7.10



38. In her rebuttal, Ms Jones emphasised that where commercial activities are a permitted activity, the rule specifically sought to ensure there were no ‘spillover’ effects into adjoining streets, hence the requirement for consent as a restricted discretionary activity. She added that most of the land within the Airport Zone was designated, implying that Queenstown Airport would not be subject to the notified Rule 29.4.9 except on land that fell outside the area covered by the designation.

256. Taking into account the fact that land outside the designation should be subject to the rules applicable to activities generally, we recommend that the submission point be rejected.

#### 7.1.6 Rule 29.4.10 – High Traffic Generating Activities

257. Notified Rule 29.4.10 had the title of ‘High Traffic Generating Activities’, and arguably generated more submissions than any other single rule in Chapter 29. As notified, it read as follows:

*Any land-use or subdivision activity that exceeds the traffic generation standards set out in Table 29.6.*

*Discretion is restricted to:*

*Effects on the transport network, including as a result of:*

- *any proposed travel planning, provision of alternatives to private vehicle, or staging of development;*
- *any proposed improvements to the local transport network within or beyond the site, including proposed additions or improvements to the active and public transport network and infrastructure and the roads themselves, in accordance with Council standards and adopted infrastructure network development plans either within or beyond the site. This may be required by direct construction activities, or by collecting funds towards a wider project that would achieve the modal shift aim of the specific development, as promoted in the application;*
- *the amount, design, and location of cycle parking, e–bicycle charging areas, showers, changing rooms and lockers provided;*
- *the amount of accessory parking and any non-accessory parking proposed; and*
- *the design of the site and/or its frontage in regard to its ability to accommodate any proposed public transport infrastructure proposed by Council;*
- *the provision or upgrading of pedestrian and cycle infrastructure; and*
- *the provision of a Travel Demand Management Plan.*

258. The rule operates in conjunction with Table 29.6 which sets threshold levels for various activities which determine what constitutes a high traffic generating activity. For example, a threshold of 50 dwellings is set for residential activity.

259. Submissions in opposition to the rule were received from Willowridge Developments Limited<sup>182</sup>, the JEA group submissions and Real Journeys Group; the Safari Group of Companies<sup>183</sup>, Ngai

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<sup>182</sup> Submission 2408

<sup>183</sup> Submission 2339

Tahu Properties and Ngai Tahu Justice Holdings<sup>184</sup>, Ngai Tahu Properties<sup>185</sup> Henley Downs Farm Holdings Ltd<sup>186</sup>, Darby Planning LP<sup>187</sup>, Queenstown Central<sup>188</sup>, and QAC<sup>189</sup>.

260. There were a number of common themes raised in the submissions. The most significant one was an objection that the high traffic generation rule effectively required developers to go through a further consent procedure, when the traffic impacts of their activity had already been considered earlier at the time of the zoning, land use consent, or subdivision. Mr Carr, on behalf of Ngai Tahu Properties and Ngai Tahu Justice Holdings made the following observation:

*“In considering this part of the submissions, my involvement in previous presentations to the Hearing Panel means I am aware that Officer (or Council consultant) recommendations on land zoning have been informed by transportation modelling, which in turn is based on the traffic generated by the rezoning sought. It would be highly inconsistent in my view for the Council to adopt this approach to evaluate requests for land rezoning, only to then require remodelling of the same type and extent of development and future while retaining the ability to decline any application”<sup>190</sup>.*

261. The second objection was that the rule effectively provided a platform for additional financial contributions over and above those required under the Local Government Act. There was also concern that the thresholds to determine a high traffic generator were set at an unrealistically low level (this is addressed later in this report when we consider submissions on Table 29.6). It was claimed that the thresholds would result in perverse outcomes – for example a residential developer would undertake a staged development of only 49 units to avoid being captured by the rule. Ngai Tahu Property proposed that the rule be amended to delete the detail listed under the matters of discretion.
262. Willowridge Developments objected to the application of the high traffic generator rule in the context of Wanaka, which had no public transport provision. Henley Downs Farm Holdings Ltd and Darby Planning LP pointed out that the development of Jacks Point was proceeding on the basis of an established structure plan, with agreed access arrangements to the State Highway, and that traffic generation issues were already addressed through subdivision and land use rules under Chapters 27 (Subdivision) and 41 (Jacks Point). The submitters sought a simple exclusion from the application of the rule, as did Queenstown Central.
263. In her evidence, Ms Leith for Ngai Tahu recommended that additional matters of discretion should be applied to any land-use or subdivision activity including whether the activity is permitted in the zone, whether the site is already accessible by a range of transport modes, and the scale of the proposed activity. She recommended that requirements such as proposed travel planning, provision of alternatives to the private vehicle, or the collection of funds towards a wider project that would achieve modal shift, should be removed from the matters of

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<sup>184</sup> Submission 2335

<sup>185</sup> Submission 2336

<sup>186</sup> Submission 2381

<sup>187</sup> Submission 2376

<sup>188</sup> Submission 2560

<sup>189</sup> Submission 2618

<sup>190</sup> A Carr, EIC, paragraph 3.5

discretion. Both Ms Leith and Mr Carr queried why the thresholds for visitor accommodation were set at a higher level than residential development.

264. Mr Crosswell agreed in principle that the high traffic generation provisions should be modified to include reference to 'new' development, as did Ms Jones<sup>191</sup>, but there was some uncertainty as to what this might mean.

265. Mr Carr helpfully drew attention to high traffic generating rules in both the Auckland Unitary Plan, and the Christchurch City District Plan, both recently developed through rigorous hearing processes. In her reply evidence, Ms Jones was critical of the provisions in the Auckland Unitary Plan and in the Christchurch District Plan, describing them as:

*"... confusing, open to interpretation, and raise questions as to whether it is appropriate for the activity status of an application to be determined on the basis of whether it is being undertaken in accordance with an existing resource consent that involves a similar level of activity"*<sup>192</sup>.

266. In both cases high traffic generation provisions do not apply in the central part of the urban areas of each city, and caution is required in drawing comparisons with the environment in Queenstown Lakes District.

267. One significant change put forward by Council officers during the hearings was that the minimum parking standard should not be applied to high traffic generating activities. This was explained in Mr Crosswell's evidence:

*"... the appropriate amount of parking for an HTGA should be the subject of the integrated transport assessment (ITA) and assessed during the resource consent process. This is reflected in the inclusion of 'the amount of accessory parking and any non-accessory parking proposed' in the matters for discretion in Rule 29.4.10 of the notified version of the PDP. The intent of including this matter is so that, rather than requiring HTGA's to meet a relatively blunt MPR standard which might unnecessarily stymie potential developments, travel to the development can be considered in a more contextual and holistic way"*<sup>193</sup>.

268. While we were not entirely persuaded by the parking philosophy espoused by Mr Crosswell, given the proposed exclusion from minimum parking requirements is within the context of assessing a heavy traffic generating activity, we considered this would be an appropriate approach. Consequentially an amendment is required to Rule 29.5.1.

269. Mr Crosswell was sympathetic to QAC's request to be excluded from the rules on the basis that activities within the zone are subject to specific regulation; non-airport related activities are subject to at least restricted discretionary activity status, and the site is designated and subject to the provisions of Part 8 of the Act. He remained concerned however that travellers' accommodation was being sought by the submitter for inclusion under the definition of airport related activities. He also did not favour an exclusion for Jacks Point on the grounds that the controlled activity status applying to most subdivision and development gave the Council

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<sup>191</sup> V Jones, Rebuttal Evidence, paragraph 3.7

<sup>192</sup> V Jones, Reply Evidence, paragraph 2.18

<sup>193</sup> S Crosswell, EiC, paragraph 6.11(a)

limited scope for discretion, particularly with respect to the more than 30ha of land identified for development as the Village Centre and for Education purposes.

270. He also challenged the claim that residential development was disadvantaged vis-a-vis travellers' accommodation, noting that the former tended to generate greater peak volumes.
271. We consider some submitters have gone too far in arguing that if an activity is permitted within a zone, then it can be assumed that the traffic effects have been taken into account. District Plans typically list permitted activities which are nevertheless subject to standards, relating to their scale and intensity, which may result in those activities requiring consent, and in some cases resulting in consent being declined. We consider that high traffic generation rules are little different than other performance-based standards which typically apply to permitted activities. Perhaps one good illustration of this point is the proposed Jacks Point Village, which comprises a substantial 24ha area where the ultimate mix of activities and likely traffic generation has yet to be determined. Indeed, we note that the decisions on Chapter 41 Jacks Point (subject to appeal) require the inclusion of a Comprehensive Development Plan for the Village into the PDP. To that extent we agree with Ms Jones' comment that where traffic assessments have been undertaken at a 'high level' and over a wide area, caution has to be exercised in simply relying on the fact that the land has been zoned.
272. Similarly, we note that reliance on the subdivision consent process does not necessarily provide adequate consideration of traffic generation, and the ambit of subdivision rules does not extend to the consideration of traffic effects, transport or traffic generation, but much more limited matters such as subdivision design, and internal roading design<sup>194</sup>.
273. While the concept of high traffic generation standards have been introduced more recently than many other performance-based rules in district plans, they are now well-established in district plans of the country's two largest territorial authorities.<sup>195</sup> Queenstown Lakes District experiences very high levels of growth more typical of larger local authorities.
274. Accordingly we accept that it is appropriate for the District Plan to contain high traffic generating rules; the issue is properly where their application can be justified. Again, allowing for some caution, we note that the Auckland Unitary Plan set standards for "new" development. The Christchurch City District Plan contains a clause stating:
- "If an Integrated Transport Assessment has already been approved for the site as part of a granted resource consent then these rules do not apply to any development which is within scope of that Integrated Traffic Assessment and in accordance with the resource consent, unless the resource consent has lapsed".*<sup>196</sup>
275. The rules also provide an exclusion for existing activities with access to urban and rural roads that existed prior to the Plan becoming operative. We are satisfied that the high traffic generation requirement should be confined to new development, which we consider will go some way towards addressing the primary concerns raised in opposing submissions.

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<sup>194</sup> Chapter 27 Decisions version, Rules 27.5.7 and 27.5.8.

<sup>195</sup> Christchurch City District Plan, Rule 7.4.3.10 and Auckland Unitary Plan, Standard E 27.6.1

<sup>196</sup> Christchurch City District Plan, Rule 7.4.3.10 (d) (ii).

276. It was also apparent that submitters were concerned that some of the seven subclauses accompanying the policy were effectively couched as signalling potential financial contributions as a matter of policy. We agree with the Council that the act of rezoning land may not take into account the need for roading improvements (or improvements to active transport networks) that may become more apparent through the subsequent land-use and subdivision process. Nevertheless we consider there is some justification for the concerns that the notified policy could be interpreted as requiring additional contributions beyond the subdivision and land use consent stages. The intention behind the rule is to require infrastructure upgrading in circumstances where the additional demands created by new development may require physical works to be undertaken in the vicinity of the site.
277. A number of submitters were concerned about the geographical ambit of works that might be required beyond the site to address the effects of high traffic generating activities. We do not agree with the notion that it should be confined to being *within* the site, nor do we think it should be couched in terms of being ‘beyond’ the site which has a potentially infinite meaning. We consider the appropriate wording for notified Rule 29.4.10 should be “in the vicinity” of the site.
278. Having heard extensive evidence and the responses of the reporting officers to this evidence, we recommend that notified Rule 29.4.10 be amended by removing the list of matters of discretion, as suggested in the submission by Ngai Tahu Property Limited. We consider that the policy criteria are best listed separately as matters of discretion for high traffic generating activities as a restricted discretionary activity. This is subsequently addressed under notified Rule 29.8.7.1. In the meantime, we propose that Rule 29.4.10 be renumbered 29.4.11 and truncated to read as follows:

<b>29.4.11</b>	Any new land-use activity, including changes in use, or subdivision, that exceeds the traffic generation standards or thresholds set out in Table 29.6.  Discretion is restricted to effects on the transport network in the vicinity of the site.	RD
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279. We go on to discuss the high traffic generation thresholds further in addressing submissions on Rule 29.10, Table 29.5 (as renumbered). Noting our proposal to liberalise the rule, in circumstances where the rule has application we also go on to discuss proposed assessment matters to be taken into account in circumstances where a resource consent application is sought in respect of Rule 29.6.1 as renumbered.
280. In the meantime we recognise that a number of submissions have sought exclusions from the policy (e.g. QAC, Jacks Point, Wanaka). We have concluded that the appropriate course of action is to recommend that all of the submissions in opposition be accepted in part, to the extent that the policy will now only apply to “new” development.
281. NZTA<sup>197</sup> requested that notified Rule 29.4.10 be amended to take into account the effects of high traffic generating activities on the state highway. We consider that the amendments

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<sup>197</sup> Submission 2538

recommended to the policy as set out above address this concern which refers to “the transport network” and is thus inclusive, and that the submission be accepted in part.

282. Queenstown Lakes District Council requested that notified Rule 29.4.10 also be amended to make provision for electric vehicle charging points/parking spaces. Given that the policy is now recommended to be applied in more general terms to the transport network, it is recommended that this submission be rejected.

**7.1.7 Rule 29.4.11 – Parking Not Listed**

283. Notified Rule 29.4.11 provided that parking for any activity not listed in Table 29.5 is a discretionary activity. A number of submissions<sup>198</sup> expressed concern about default Rule 29.4.11 as any activity not listed in Table 29.5 would default to being fully discretionary under this rule, in contrast to the comparable provision in the ODP, which exempts any parking associated with any permitted or controlled activity. We recommend that this be addressed through an amendment to this rule, renumbered as Rule 29.4.12, so that it reads as follows:

<b>29.4.12</b>	Parking for any activity not listed in Table 29.5 and the activity is not a permitted or controlled activity within the zone in which it is located.	D
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284. NZTA sought that notified Rule 29.4.11 be accepted. We recommend that the submission be accepted in part reflecting the above amendment.

**7.2 Table 29.2 Activities within a Road**

**7.2.1 Rule 29.4.12 – Activities Listed in Table 29.2 Permitted**

285. Notified Rule 29.4.12 stated that activities that were listed in Table 29.4 as permitted activities and which complied with all relevant standards in Table 29.4 were a permitted activity. Later in this report, in Section 7.4, we address submissions raised on Table 29.4 which contains rules relating to activities undertaken within roads, and for the reasons explained there, have recommended that Table 29.4 be deleted. Accordingly, Rule 29.4.12 becomes redundant and we recommend it to be consequentially deleted. There were no submissions on this rule.

**7.2.2 Rule 29.4.13– Activities Not Listed in Table 29.2 & Rule 29.4.14 - Transport Infrastructure**

286. Rule 29.4.13 specifies that activities not listed in the table are fully discretionary (in contrast to those subject to notified Rule 29.4.12, being linked to compliance with standards in Table 29.4). C Dagg<sup>199</sup> sought that any activities not listed in the table be non-complying in status and complained that the word “infrastructure” was too vague under Rule 24.4.14. The submitter was of the view that the ‘catch all’ nature of the rules lacked sufficient justification, although we heard no evidence from the submitter to expand on this point. Typically, activities which have not been ‘anticipated’ and incorporated into a list in a plan (such as those activities listed in Table 29.5) are afforded discretionary status, which gives the Council the ability to fully assess an activity and to approve or decline it as appropriate. We recommend the submission point be rejected.

<sup>198</sup> Submissions 2492, S2195, 2194 and 2660

<sup>199</sup> Submission 2586

### 7.2.3 Rule 29.4.15 – Public Amenities

287. There were no submissions on Rule 29.4.15. We recommend it be adopted as notified.

### 7.2.4 Rule 29.4.16 – Construction of Unformed Roads

288. Notified Rule 29.4.16 relates to the construction of unformed roads into formed roads, subject to restricted discretionary activity status. The JEA Group submissions and Real Journeys Group have sought that the rule be deleted, made a controlled activity, or moved to the relevant zone chapters. C Dagg sought that the rule be amended to add additional matters of discretion relating to farming, the provision of fencing and gates, effects on traffic and pedestrians, reverse sensitivity, ancillary effects on proposed walking tracks, cumulative effects, and add a note requiring written approval of adjoining landowners in some circumstances.

289. This is an example of clearly contrasting relief being sought by submitters. With respect to the JEA and Real Journeys submissions, we consider it is important that the Council have the discretion to decline an application in circumstances where the formation of a legal road may have significant environmental effects, as some might penetrate challenging terrain. Given this, we do not favour the deletion or reclassification of the rule to controlled activity status. The only amendment we do consider is required, is to clarify that the object of the rule is to address construction of unformed roads ‘for the purpose of vehicular access’. To achieve this, we recommend that the introduction to Rule 29.4.16 (renumbered 29.4.18) be amended to state as follows:

Construction of any unformed road into a formed road for the purpose of vehicular access.

290. We do not consider that additional matters of discretion are required, particularly if these matters are intended to act as a de facto ‘veto’ over the upgrading of unformed public roads. A number of the suggested matters in the submission would be land management issues best addressed through negotiation between the affected parties. We recommend that the submission of C Dagg be rejected.

### 7.2.5 Rules 29.4.17 & 29.4.18 – Verandas & Overhanging Buildings

291. Both notified Rules 29.4.17 and 29.4.18 address circumstances involving the erection of a veranda, balcony, or floor area of a building overhanging a road. The first circumstance is where a building is a controlled activity in the adjoining zone, and the second where it is a restricted discretionary activity. Both rules received submissions from the JEA Group submissions and Real Journeys Group. They sought that the rules be deleted or moved to the relevant zone chapters.

292. Ms Jones explained that if the rules were deleted, they would default to discretionary status pursuant to Rule 29.4.13; also as roads are not zoned it would be ineffective to incorporate these rules in the respective zone chapters as the rules could not be applied to the adjoining road. However we consider that the matters of discretion under both rules should be amended to read as follows, to provide greater clarity;

Control is limited/Discretion is restricted to those matters listed for buildings in the adjoining zone and:

- a. effects on traffic safety;

- b. effects on kerbside movement of high sided vehicles; and
- c. effects on the active transport network.

293. Accordingly we recommend that these submissions be accepted in part. These rules are renumbered 29.4.16 and 29.4.17 respectively.

### **7.3 Table 29.3 Standards for Activities Outside Roads**

#### **7.3.1 Rule 29.5.1 – Accessory Parking Standards**

294. Rule 29.5.1 as notified read as follows:

##### *Accessory Parking*

*The number of parking spaces (other than cycle parking) shall be provided in accordance with the minimum parking requirements specified in Table 29.5*

*Discretion is restricted to*

- *The number of parking spaces provided.*
- *The allocation of parks to staff/guests and residents/visitors.*

295. Submissions on this rule were received from the JEA Group submissions and from Real Journeys Group who sought additional matters of discretion, including the benefits of a proposal and the effects of a shortfall. Ngai Tahu Property Ltd also sought additional matters of discretion. The Safari Group of Companies sought that the rule be amended so that the term ‘accessory parking’ was clarified, and when reduced levels of parking are appropriate.

296. We agree with the JEA Group and Real Journeys Group that it would be appropriate to add a matter of discretion which includes the effects of a shortfall in parking. Notwithstanding Mr Crosswell’s evidence, we are aware that in some parts of the district (an example being the Business Mixed Use Zone in Wanaka) there is substantial overspill parking which detracts from the amenity values of adjoining areas and the streetscape. What was of concern to us, reinforced upon questioning, is that the parking philosophies being pursued by the Council’s advisers appeared to lack local context (or any evidence relating to local on street parking issues), and appeared derived from a general philosophical approach borrowed from elsewhere. We do however accept that reduced parking minimums are appropriate in higher density residential environments and in town centres.

297. Furthermore, where parking forms part of an assessment of a high traffic generating activity, a more flexible approach is justified. As discussed earlier in Section 7.1.6 dealing with high traffic generating activities under Rule 29.4.10, an amendment is justified to Rule 29.5.1 to provide an exclusion for such activities from the minimum parking requirements.

298. We acknowledge that Policy 29.2.2.5 enables account to be taken of the effects of parking shortfalls. However given that the plan format for rules does not usually contain an advice note referring to a particular policy (as proposed by Ms Jones) we remain of the view that the additional assessment matter is appropriate. All relevant policies apply in situations where a rule is breached.

299. We recommend that the submission points be accepted in part, and that Rule 29.5.1 be reworded to read as follows:



a.

<p><b>29.5.1</b></p>	<p><b>Minimum Parking Requirements</b> The number of parking spaces (other than cycle parking) shall be provided in accordance with the minimum parking requirements specified in Table 29.4, except the where consent is required for a High Traffic Generating Activity pursuant to Rule 29.4.11, where no minimum parking standard is applied.</p>	<p>RD Discretion is restricted to: a. the number of parking spaces provided b. the allocation of parks to staff/ guests and residents/visitors c. the effects on the surrounding environment of a parking shortfall.</p>
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7.3.2 Rule 29.5.2 – Location & Availability of Parking Spaces

300. Rule 29.5.2 is a relatively complex provision. As notified, this rule read as follows:

*Location and Availability of Parking Spaces*

- a. *Any parking space required by Table 29.5 or loading space shall be available for staff and visitors during the hours of operation and any staff parking required by this rule shall be marked as such.*
- b. *No parking space required by Table 29.5 shall be located on any access or outdoor living space required by the District Plan, such that each parking space required by Table 29.5 shall have unobstructed vehicular access to a road or service lane.*
- c. *Parking spaces and loading spaces may be served by a common manoeuvring area (which may include the installation of vehicle turntables), which shall remain unobstructed.*
- d. *Residential units and visitor accommodation units may provide some or all of parking spaces required by Table 29.5 offsite (on a different site to that which the land-use activity is located on) in accordance with the following:*
  - (i) *If development in any High Density Residential Zone, Medium Density Residential Zone, or Business Mixed Use Zone is located within 800 m of an established public transport facility or a public transport facility identified on any Council Active Transport Network Plan then some or all of the car parking required may be provided offsite.*
  - (ii) *Some or all of the coach parking required by Table 29.5 may be provided offsite.*
  - (iii) *All other residential activity and visitor accommodation activity may provide up to one-third of the parking spaces required by Table 29.5 offsite.*
  - (ii) *Off – site parking spaces in relation to the above must be:*
    - i. *Dedicated to the units or rooms within the development; and*
    - ii. *Located so that all the “off – site” car parking spaces allocated to the development are within 800 m walking distance of the boundary of the development. This does not apply to coach parking;*
    - iii. *Not located on a private road or public road; and*
    - iv. *Secured by a legally binding agreement attached to the relevant land titles that guarantees the continued availability of the parking for the units the offsite parking is intended to serve.*

301. The JEA Group submissions, and Real Journeys Group submitted on the policy expressing concerns that it restricted the ability to provide tandem parking, and potentially contradicted Rule 29.5.8 (e). This latter rule provides that where two parking spaces are provided for on a residential site, these parking spaces may be provided in tandem.
302. The submitters sought that Rule 29.5.2 be amended to ensure tandem parking does not require a resource consent on residential sites as appears to be the clear intention under Rule 29.5.8. This was accepted by the reporting officer and we recommend that the submission be accepted to that extent by amending subclause (b). The submitters also sought provision for tandem parking on non-residential sites, including provision for tandem parking with staff and visitors. We consider the effectiveness of this would be highly dependent on on-site management, and for visitor parking in particular, we consider that this should still require consent as a restricted discretionary activity. Overall, we recommend that the submissions be accepted in part.
303. Ngai Tahu Property Ltd<sup>200</sup> sought that Rule 29.5.2 (d) be amended to apply to “activities” rather than to only residential and visitor units; to remove clauses (i) and (ii) regarding parking provision for development in certain zones within 800m of public transport; coach parking being provided off-site; and to amend subclause (iii) to enable all parking for residential and visitor units in the High Density Residential, Medium Density Residential, and Business Mixed Use zones to be provided offsite without any locational restrictions. The submitter also sought the removal of the location of spaces and manoeuvring as a matter of discretion. The Safari Group of Companies<sup>201</sup> sought the same relief with respect to proximity to public transport routes, and also sought that Rule 29.5.2 (d) (iii) be deleted. This rule enables up to one third of car parking to be provided off-site for other residential activities and visitor accommodation. The submitter queried why such car parking could not be provided on roads.
304. In response, Ms Jones recommended a number of amendments to address the matters raised in the submissions<sup>202</sup>. We concur with her view that allowing for activities to provide accessory parking off-site can provide greater flexibility and design efficiencies. However she did not support amending subclause (d)(i) concerning the provision of car parking spaces for residential units and visitor accommodation within 800 m of an established public transport facility. Also, she recommended provision for off-site car parking (other than for residential and visitor accommodation activities) in the BMUZ. We consider this amendment (as opposed to the quantum of car parking itself) can be justified as being consistent with the nature of the BMUZ and other rules applying within it.
305. Effectively the outcome being sought by Ngai Tahu with respect to Rule 29.5.2(d)(i) would be to liberalise the rule by enabling residential units and visitor accommodation units in specified zones to provide all required car parking offsite without the qualification of being within 800m of an established public transport facility or a facility identified on any Council Active Transport Network Plan. Given the context of Queenstown and its topography, and the availability of alternative transport in some areas, we entertain significant reservations about whether such an 800m ‘corridor’ would have any discernible effect on walkability or transport choice

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<sup>200</sup> Submission 2336

<sup>201</sup> Submission 2339

<sup>202</sup> V Jones, Section 42A Report, paragraphs 12.54 to 12.58

generally. We see this rule as having some potential benefit – albeit marginally – but consider that it should be reduced to 400m. However we heard no evidence on this matter, but recommend that the Council consider a variation to substantially reduce the 800 m standard to a more realistic level.

306. We agree with Ms Jones conclusions<sup>203</sup> that it would not be appropriate to allocate car parking spaces on roads as sought by the Safari Group of Companies, having regard to issues such as resident parking, commuter parking, and works the Council may seek to undertake on roads in the future.
307. Nona James<sup>204</sup> opposed Rule 29.5.2 particularly as it relates to Rule 29.9.4. This latter rule concerns parking requirements for the MDRZ. Rule 29.5.2 does not provide an exemption from parking requirements, but only that there are circumstances where it can be better provided offsite. We heard no further evidence with respect to the submission point<sup>205</sup>, and with the limited exception of narrowing the scope of Rule 29.5.2(d)(i) described in the paragraph above, we recommend that the submission be rejected.
308. We recommend that Rule 29.5.2 be amended as shown below with respect to the following subclauses:
- b. No parking space required by Table 29.4 shall be located on any access or outdoor living space required by the District Plan, such that each parking space required by Table 29.4 shall have unobstructed vehicular access to a road or service lane, except where tandem parking is specifically provided for by Rule 29.5.8.
  - d. The following activities may provide some or all of the parking spaces required by Table 29.4 offsite (on a different site to that which the land-use activity is located on):
    - (i) Residential units and visitor accommodation units or activities in any High Density Residential Zone, Medium Density Residential Zone, or Business Mixed Use Zone located within 800 m of an established public transport facility or a public transport facility identified on any Council Active Transport Network Plan may provide some or all of the car parking required off-site.
    - (ii) some or all coach parking required by Table 29.4 in relation to visitor accommodation activity may be provided off-site.
    - (iii) all other residential activity and visitor accommodation activity not captured by Rule 29.5.2(d)(i) may provide up to one third of the parking spaces required by Table 29.4 off – site.
    - (iv) All activities other than residential and visitor accommodation activity in the Business Mixed Use Zone may provide some or all of the car parking required off-site.
309. As a consequential amendment to these drafting changes, the first sentence of subclause (v) requires amendment as follows:
- (v) offsite parking spaces provided in accordance with the above rules 29.5.2(d)(i) – (iv) must be:
    - ...

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<sup>203</sup> V Jones, Section 42A Report, paragraph 12.58

<sup>204</sup> Submission 2238

<sup>205</sup> Ms James tabled evidence for the consideration of the Stream 15 Panel, but that evidence did not cover the matters raised in the submission in relation to Chapter 29.

310. We recommend that the submissions of Ngai Tahu Property, the JEA Group submissions and Real Journeys Group be accepted in part, and those of the Safari Group of Companies be rejected.

*7.3.3 Rule 29.5.3 – Size of Parking Spaces and Layout*

311. Rule 29.5.3 concerns the 'Size of Parking Spaces and layout'. The only submissions relating to this rule<sup>206</sup> arose with respect to ski field operators, and was the subject of a supplementary report to the Hearings Panel addressing the practicality of applying a number of the parking standards to parking areas within the Ski Area Sub-Zone. Consequent on those recommendations, it is proposed that the following provision be added to Rule 29.5.3:

*This standard does not apply to parking, loading and associated access areas for Ski Area Activities in the Ski Area Sub-Zone.*

*7.3.4 Rule 29.5.4 – Gradient of Parking Spaces and Areas*

312. There were no submissions on Rule 29.5.4. We recommend it be adopted as notified.

*7.3.5 Rule 29.5.5 – Mobility Parking Spaces*

313. The JEA Group submissions and Real Journeys Group sought that this rule be deleted or made 'less arduous'. We agree with Ms Jones that while the rule may be seen to 'duplicate' requirements under the Building Code, they enable requirements for such parking to be addressed prior to detailed building design. We also observe that they are typically specified in the parking standards for district plans, and recommend that the submissions be rejected.

314. As notified the table in section a. was not entirely logical. It appeared to say that 2 mobility spaces were required for between 11 to 100 total parking spaces, and another mobility space for every 50 parking spaces beyond that. We recommend amending the table to make that clearer. We consider that to be a Clause 16(2) amendment as it does not alter the overall intention of the rule.

*7.3.6 Rule 29.5.6 – Drop off/Pick up outside Town Centre Zones*

315. Rule 29.5.6 relates to drop-off/pickup (set down) areas in all zones except Town Centre Zones and applies to activities such as day care facilities, educational facilities and healthcare facilities.

316. The JEA Group submissions and Real Journeys Group lodged submissions drawing attention to an error in subclause (b) of the rule. As notified the rule specified that where calculation of required spaces results in a 'fraction of a space' the requirement gets rounded up to the next highest whole number. The rule erroneously referred to the fraction as being "0.05 or higher" when it should refer to "0.5 or higher". We recommend that the submissions be accepted and the correction made to the rule.

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<sup>206</sup> Submissions 2376, 2381, 2373, 2384, 2383, 2379 and 2382.

### 7.3.7 Rule 29.5.7 – Reverse Manoeuvring for Day Care, Educational, or Healthcare Facilities

317. Two submissions were received on Rule 29.5.7. The Ministry of Education<sup>207</sup> requested that subclause (a) be amended to refer to “new educational activities” rather than “educational facilities”. Ms Jones did not support the qualification of “new” education activities<sup>208</sup>, on the basis that any change in the nature and scale of an existing education activity should provide for any necessary assessment of the provision of a drop-off area. We accept this advice and recommend that the submission be accepted in part, and that the word “facilities” be deleted and replaced with the word “activities”.
318. The Oil Companies<sup>209</sup> supported subclauses (b) and (c) with respect to reverse manoeuvring of heavy vehicles. We recommend that submission be accepted.

### 7.3.8 Rule 29.5.8 – Residential Parking Space Design

319. The JEA Group submissions, and Real Journeys Group sought that subclause (c) be amended so that any car space between a garage door and the road boundary (5.5 m) be measured between the garage door and the footpath instead.
320. We understand the potential concern here is that the rule should be confined to ensuring the footpath is kept clear of parked vehicles and driveways. We are aware that there are locations in the District where there are no footpaths (at least on one side of the street), or a grass verge between the footpath and the legal property frontage. The rule clearly refers to the road boundary, not the physical ‘road’ itself, and we consider the rule as drafted is more appropriate given the range of circumstances which can apply on property frontages. We recommend that the submissions be rejected.
321. In Section 7.3.2 above reference was made to a submission by the JEA Group submissions and Real Journeys Group regarding the need to provide for tandem parking, which among other things made reference to possible discrepancies between Rules 2.5.2 and 2.5.8. Further to this, Ms Jones advised that Rule 29.5.8 (e) required amendment to clarify that parks required for a residential flat may be located in tandem with other residential parking on site, as a means of improving potential urban design outcomes and amenity. It is recommended that subclause (e) of Rule 29.5.8 be amended to read as follows:
- e. Where two parking spaces are provided for a site containing only a single visitor accommodation unit or a single residential unit, which may also include a single residential flat, the parking spaces may be provided in tandem.

### 7.3.9 Rule 29.5.9 – Queuing

322. Rule 29.5.9 relates to queueing spaces and received one submission in support from the Oil Companies<sup>210</sup>. We recommend the submission be accepted. The same submitter also requested a related amendment adding a definition of “vehicle control point”, as discussed above in Section 2.5. With reference to queueing space length, Rule 29.5.9 (c) currently makes reference to:

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<sup>207</sup> Submission 2151

<sup>208</sup> V Jones Section 42A Report, paragraph 13.7

<sup>209</sup> Submission 2484

<sup>210</sup> Submission 2484

*Queuing space length shall be measured from the road boundary at the vehicle crossing to the nearest vehicle control point or point where conflict with vehicles already on the site may arise.*

323. With the addition to the definitions of the word “vehicle control point”, the text stating “..... or point where conflict with vehicles already on the site may arise” can be deleted.

#### *7.3.10 Rule 29.5.10 – Loading Spaces*

324. Rule 29.5.10 sets out requirements for Loading Spaces in the BMUZ, the Town Centre Zones, and the LSCZ, with exceptions for specified streets. The rule as drafted attracted submissions from a number of utility providers who sought that an exception to the requirements be provided for unstaffed utility sites<sup>211</sup>. Ngai Tahu and Ngai Tahu Justice Holdings Ltd<sup>212</sup> and Ngai Tahu Property Ltd<sup>213</sup> sought that provision be made for off-site parking or shared parking.

325. We consider it is appropriate that an exemption be provided for unstaffed utility sites and recommend that the submissions of the utility providers be accepted. However, we consider that off-site or shared parking arrangements should be the subject of assessment through the restricted discretionary activity status applying to the rule, and that the submissions of Ngai Tahu and Ngai Tahu Justice Holdings Ltd and Ngai Tahu Property Ltd be rejected.

#### *7.3.11 Rule 29.5.11 – Surface of Parking Spaces, Parking Areas, and Loading Spaces*

326. Rule 29.5.11 specifies standards with respect to the ‘Surface of Parking Spaces, Parking Areas, and Loading Spaces’. During the course of the hearings, a number of issues arose with respect to the Ski Area Sub-Zones (SASZ) including the matter of parking areas associated with ski fields. This rule was subject to submissions on behalf of Darby Planning LP, Henley Downs Farm Holdings Ltd, Treble Cone Investments Ltd, Soho Ski Area Ltd Blackman’s Creek No1 LP, Mount Christina Limited, Glencoe Station Limited and Glendhu Bay Trustees<sup>214</sup>.

327. Following questions from the Hearings Panel, Ms Rowe presented a brief statement of supplementary evidence on behalf of the submitters<sup>215</sup>. From this it became clear that for parking associated with ski fields, it was impractical to require the standards expected within an urban environment. Within ski areas, parking is managed by ski area operators with on-site staff to ensure the efficient use of parking areas, which are usually unsealed and with no marking of spaces. Accordingly it is neither practical or efficient to apply the following rules to parking areas within the Ski Area Sub-Zone:

Rule 29.5.3 – Size of Parking Spaces and layout

Rule 29.5.11 – Surface of Parking Spaces, Parking Areas, and Loading Spaces

328. Ms Rowe noted that the proposed amendment to the High Traffic Generating Activities rule meant that this would only apply to a new development and not to existing ski field operations,

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<sup>211</sup> Submissions 2194, 2195 and 2478

<sup>212</sup> Submission 2335

<sup>213</sup> Submission 2336

<sup>214</sup> Submissions 2376, 2381, 2373, 2384, 2383, 2379 and 2382.

<sup>215</sup> Dated 27 September 2018

and accordingly this would be acceptable to her clients. Accordingly we recommend that the submissions be accepted in part and the two rules be amended to state:

This standard does not apply to parking, loading and associated access areas for Ski Area Activities in the Ski Area Subzone.

329. The Oil Companies<sup>216</sup> submitted in support of this rule and we recommend that the submission be accepted.

#### *7.3.12 Rule 29.5.12 – Lighting of Parking Areas*

330. Submissions were received on this rule from the JEA Group submissions and from Real Journeys Group complaining that the rule – and in particular subclause (c) - needed to be made 'easier to read'. QAC submitted that the rule be amended to include the Airport Zone, such that any parking area adjacent to the zone cannot result in more than 3 lux spill (horizontal or vertical) onto any adjoining site within the zone.

331. We agree that the subclause (c) as currently worded is quite lengthy and repetitive, and recommend that it be split into two parts. We also note that granting the relief sought in the submission by QAC would have added even more to the text of this subclause.

332. Ms Jones recommended that the QAC submission be accepted in part to apply to the Airport Zone at Wanaka, but not Queenstown, because Decision Rule 17.5.6 for the Airport Zone relating to Queenstown only imposes a limit on the lux spill of landside activities as received on adjacent residential zones and has no limit on the level of lux spill received on sites within the zone. Mr Kyle on behalf of QAC did not comment further on this matter in his evidence. We recommend that subclause (c) be amended as follows into a revised subclause (c) and a new subclause (d) as follows:

- c. Such lighting shall not result in a greater than 10 lux spill (horizontal or vertical) of light onto any adjoining site within the Business Mixed Use Zone, the Town Centre Zones, and the Local Shopping Centre Zone, measured at any point inside the boundary of any adjoining site.
- d. Such lighting shall not result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining site that is zoned High Density Residential, Medium Density Residential, Low Density Suburban Residential or Airport Zone (Wanaka) measured at any point more than 2 m inside the boundary of the adjoining site.

#### *7.3.13 Rule 29.5.13 - Bicycle Parking and the Provision of Lockers and Showers*

333. The JEA Group submissions, Real Journeys Group, and the Ministry of Education<sup>217</sup> (with respect to schools) sought that the rules requiring provision for e-bicycle charging areas be deleted. As notified, the rule read as follows:

*Bicycle parking, e-bicycle charging areas, lockers and showers shall be provided in accordance with the minimum requirements specified in Table 29.7 and the layout of short-term bicycle parking, shall be in accordance with Diagram 5 (bicycle layouts) of Schedule 29.2 (this is followed by matters of discretion)*

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<sup>216</sup> Submission 2484

<sup>217</sup> Submission 2151

334. In response, Ms Jones recommended that both Rule 29.5.13 and Table 29.7 be amended to remove reference to e-bicycles. She stated that her recommendation was strongly influenced by a technical paper attached to Mr Croswell’s evidence which “concludes that the practicalities of requiring such facilities and the need for them given the relatively short average travel distances mean that it is unlikely that the benefits of providing them will outweigh the costs”.<sup>218</sup>
335. We support the recommendation, and that the submissions be accepted and that the words “e-bicycle charging areas” be deleted from the Rule 29.5.13. We add at this point that further discussion with respect to provision for cycle facilities is contained later in this report with respect to submissions on Rule 29.11.
336. We note at this point that a consequential amendment is required to Rule 29.5.13 as a result of responding to a submission on Rule 29.15, Diagram 5 which relates to a bicycle parking layout. This is explained and addressed later in Section 15 below.

#### 7.3.14 Rule 29.5.14 – Access Design

337. Rule 29.5.14 specifies the formed and legal widths required for access ways according to the number of units proposed to be served. The JEA Group submissions sought that site constraints be taken into account as a matter of discretion in applying the standards. Ngai Tahu Property<sup>219</sup> requested that the matters of discretion take into account urban design outcomes. Sean MacLeod<sup>220</sup> sought that all parts of the rule except subclause (a) be deleted such that developments only need to comply with the QLDC Land Development and Subdivision Code of Practice (the CoP). Clark Fortune McDonald and Associates<sup>221</sup> opposed reference to the CoP in Rule 29.5.14, as it is a separate document to the PDP which can be updated regularly (unlike the PDP, without a plan change) with the result that reference could not be made to updated versions of the CoP. As notified subclause (a) read as follows:

- a. All vehicular access to fee simple title lots, cross lease, unit title or leased premises shall be in accordance with Section 3 and Appendices E and F of Table 3.2 (Road Design Standards) of the QLDC Land Development and Subdivision Code of Practice 2015; except as provided for in 29.5.14b below.*

...

338. We consider there would be significant merit in adding urban design outcomes to the matters of discretion for this rule, as it will introduce an element of flexibility. It would also in part, address the concerns raised by the JEA Group submissions. We recommend that the submissions of the JEA Group submissions and Ngai Tahu Property be accepted, and a fifth matter of discretion be added reading:

Urban design outcomes

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<sup>218</sup> V Jones, Section 42A Report, paragraph 11.12 (b)

<sup>219</sup> Submission 2336

<sup>220</sup> Submission 2349

<sup>221</sup> Submission 2297



339. Turning to the matter of cross-referencing to the CoP, Mr Geddes on behalf of Clark Fortune McDonald and Associates stated that:

*“The code is an evolving document as evident by its outdated reference from the time of Chapter 29 notification in the authoring of the s 42A report. It is not subject to formal consultation and recognised policy assessment practices. The ambit or extent of the Code changes at a greater frequency than amendments can be authored to the District Plan and its assessment criteria. As such, I believe the references to the Code will appear obsolete within the infancy of the intended lifetime of the PDP”.*<sup>222</sup>

340. In her response, Ms Jones advised that the CoP 2015 was extant at the time that the chapter was drafted; it had now been replaced by the CoP 2018. She suggested that the rule be changed to make reference to this later iteration of the CoP. She also recommended that it simply be confined to referencing Table 3.2 of the CoP which, she said, had not changed in content since 2015. She also recommended that Policy 29.2.3.1 be amended to reflect this change in required compliance with the CoP (refer paragraphs 147 – 151).

341. We recommend that subclause (a) of Rule 29.5.14 be amended to read:

- a. All vehicular access to fee simple title lots, cross lease, unit title or leased premises shall be in accordance with Table 3.2 (Road Design Standards) of the QLDC Land Development and Subdivision Code of Practice 2018 including the notes within Table 3.2 and Appendices E and F; except as provided for in 29.5.14b below.

...

342. We recommend that the submission of Sean MacLeod be rejected, as the standards specified are typically included in district plans, and provide the opportunity for an applicant to apply for resource consent as a restricted discretionary activity should they wish to depart from the standards – for example, to achieve a better urban design outcome.

343. NZTA<sup>223</sup> and Patterson Pitts<sup>224</sup> lodged submissions supporting Rule 29.5.14. FENZ supported subclause 29.5.14(b)(i). We recommend that the submissions be accepted in part, subject to the amendments made to satisfy other submissions on the rule.

#### *7.3.15 Rule 29.5.15 – Width and Design of Vehicle Crossings – Urban Zones*

344. The only submission on this rule was that by NZTA<sup>225</sup> in support. We recommend that submission be accepted.

#### *7.3.16 Rule 29.5.16 - Design of Vehicle Crossings – Rural Zones*

345. Rule 29.5.16 applies to the Rural Zone, Rural Residential Zone, Rural Lifestyle Zone, Wakatipu Rural Amenity Zone, and the Wakatipu Basin Lifestyle Precinct. The introduction to the rule reads as follows:

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<sup>222</sup> N Geddes, Statement of Evidence, paragraph 3.5

<sup>223</sup> Submission 2538

<sup>224</sup> Submission 2457

<sup>225</sup> Submission 2538

*Vehicle crossings providing access to a road other than the State Highway in the Rural Zone, Rural Residential Zone, Rural Lifestyle Zone, and Wakatipu Basin Rural Amenity Zone, and the Wakatipu Basin Lifestyle Precinct shall comply with Diagram 2 and with either Diagram 8, 9, or 10 of Schedule 29.2, as determined by the following standards:*

...

346. NZTA<sup>226</sup> sought that an advice note be added clarifying that the standards in Rule 29.5.16 do not apply to State Highways, except that in the case of such highways, Diagram 10 is applicable rather than Diagram 9 (as contained in Schedule 29.2 – Interpretive Diagrams) in Chapter 29.
347. We agree with Ms Jones in her rebuttal evidence that it would be preferable to clarify this matter in the wording of the rule itself. We recommend that the introduction to the rule be amended by deleting the following words in the first line,

...other than the State Highway....

and adding to the end of the introduction, the words:

...except that in relation to vehicular crossings providing access to a State Highway, reference to Diagram 9 shall be replaced with Diagram 10.

#### *7.3.17 Rule 29.5.17 – Maximum Gradient for Vehicle Access*

348. Sean MacLeod<sup>227</sup> opposed this rule except for subclause (c) which makes a cross-reference to vehicle break-over angles in Diagram 2 of Schedule 29.2. This is only one aspect of vehicle gradient requirements – for example subclause (a) sets a maximum gradient for any private way of 1 in 6. Such standards are typical in district plans. We recommend that the submission be rejected.
349. FENZ<sup>228</sup> supported subclause (b) but have requested an additional matter of discretion seeking that any application in terms of the rule take into account adequate access by emergency vehicles to properties. We recommend that the submission be accepted and a third matter of discretion be added as follows:

Effects on the ability to provide adequate emergency vehicle access to the property/properties.

#### *7.3.18 Rules 29.5.18 & 29.5.20*

350. There were no submissions on Rules 29.5.18 and 29.5.20. We recommend they be adopted as notified.

#### *7.3.19 Rules 29.5.19 & 29.5.21– Sight Distances*

351. Rule 29.5.19 addresses the ‘Minimum Sight Distances from Vehicle Access onto State Highways’, while Rule 29.5.21 addresses the ‘Minimum distance between vehicle crossings onto State Highways’. NZTA<sup>229</sup> supported both rules, but also sought that a matter of discretion be

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<sup>226</sup> Submission 2538

<sup>227</sup> Submission 2349

<sup>228</sup> Submission 2660

<sup>229</sup> Submission 2538

added for Rule 29.5.19, which although a restricted discretionary activity, did not have any listed matters of discretion. We recommend that the following matter of discretion be added to the rule:

Discretion is restricted to effects on the safety of the transport network

352. We recommend that these submissions be accepted.

#### *7.3.20 Rule 29.5.22 – Minimum Distances of Vehicle Crossings from Intersections*

353. The JEA Group submissions and Real Journeys Group submitted on this rule arguing that it is not necessary and can be dealt with under subdivision, or that the rule provide that urban design outcomes be a matter of discretion. This latter point is similar to that sought by the submitters on Rule 29.5.14 addressed earlier in Section 7.3.14.

354. Ngai Tahu Property Ltd sought that the rule be amended to reduce the minimum distance between vehicle crossings on intersections, and to add an additional subclause (e) permitting vehicle crossings opposite a ‘T’ intersection in some circumstances. We consider that the amendments sought by Ngai Tahu would be best addressed on a case by case basis as a restricted discretionary activity. However we consider that it is appropriate that (as with Rule 29.5.14) to provide additional flexibility with respect to achieving good urban design outcomes. For that reason we recommend adopting the recommendation of the reporting officer<sup>230</sup> of adding the following matters of discretion to Rule 29.5.22:

- b. Urban design outcomes;
- c. The efficiency of the land use or subdivision layout.

355. We recommend both submissions be accepted in part, including that of Ngai Tahu Properties, as the amendment will add greater scope by enabling urban design outcomes in the subdivision layout to be taken into account in any departures from the separation distances specified under Rule 29.5.22 (b) and (c).

#### *7.3.21 Rule 29.5.23 – Minimum Distances of Vehicle Crossings from Intersections onto State Highways*

356. Rule 29.5.23 received one submission in support from NZTA and we recommend that the submission be accepted and the rule be adopted as notified.

#### *7.3.22 Rule 29.5.24 - Service Stations*

357. Rule 29.5.24 received a submission from the Oil Companies<sup>231</sup> concerning subclause (j) of the rule. As notified, this required that tankers discharging fuel not obstruct the footpath or any part of the site intended for use by vehicles being served at refuelling positions or waiting for service. The submitters sought that provision be allowed to enable fuel tankers to obstruct refuelling positions for practical reasons when this was necessary. This reflects an operational necessity and we recommend that the submissions be accepted. As a result, we recommend subclause (j) is truncated to read as follows:

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<sup>230</sup> V Jones, Section 42A Report, paragraph 13.15

<sup>231</sup> Submission 2484

- j. Tankers discharging shall not obstruct the footpath.

#### **7.4 Table 29.4 Standards for Activities Within Roads**

- 358. This short component of the rules structure in Chapter 29 comprises two Rules 29.6.1 and 29.6.2, which as notified, applied standards relating to remediation and reinstatement land within roads following the construction of transport infrastructure.
- 359. Both rules were challenged by the JEA Group submissions and by Real Journeys Group who sought that the rules be deleted in their entirety on the basis that they duplicate other processes. In recommending that the submissions be accepted, Ms Jones commented that:

*“Such matters are adequately covered by the National Code of Practice for Utility Operators Access to Transport Corridors (the Code) which is a requirement under the Utilities Access Act 2010. This code applies to the activities of all transport corridor managers and utility operators throughout New Zealand. It provides a nationally consistent and cooperative framework for corridor managers and utility operators, to manage transport corridors while also providing for the access rights of utility operators”.*

- 360. We agree with her conclusions and recommend that the submissions be accepted and the rules under Part 29.6 be deleted from Chapter 29. A consequence of this is the renumbering of subsequent Rules and Tables in the recommended chapter as shown in Appendix 1.

### **8 SECTION 29.7 – NON-NOTIFICATION OF APPLICATIONS**

- 361. Two submissions were received on this short section containing two rules. The Frankton Community Association <sup>232</sup> sought that Rule 29.7.2 (a) be deleted. This provided that as a restricted discretionary activity, applications for park-and-ride facilities shall not be notified, but may require the written consent of other persons and may be limited notified. We would share the concerns of the Association if the activity were to be identified as non-notified under any circumstances, but we consider a reasonable balance has been struck here in that written consents may be required from affected parties, and the application may be limited notified to those parties. We recommend that the submission be rejected.
- 362. NZTA supported notified Rule 29.7.2 and we recommend that submission be accepted. This section is renumbered 29.6, and the rules are renumbered as 29.6.1 and 29.6.2.

### **9 SECTION 29.8 – ASSESSMENT MATTERS**

- 363. This section of the rules framework sets out assessment matters which the Council must have regard to (but not be limited by) when considering applications for restricted discretionary and discretionary activity arising out of specified rules.
- 364. The JEA group submissions and Real Journeys Group have requested that all of the Assessment Matters in notified Rule 29.8 be deleted. This was not the subject of any detailed evidence from

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<sup>232</sup> Submission 2369

submitters, and it is noted that the inclusion of such matters is not typical of most chapters within the PDP.

365. Ms Jones stated that:

*“In response, I am of the view that while including assessment matters is a departure from the approach taken in most chapters of the PDP (which do not have assessment matters), the complexity of the assessments that are required in relation to some of the transport activities and the absence of Council–adopted guidelines in relation to activity such as Park and Ride, necessitates inclusion of some Assessment Matters. In my view, the policies would be too unwieldy if they were to include all the necessary guidance and the option of referring to non-statutory guidelines and standards that have not been adopted by the Council would be less effective than including specific assessment matters within the PDP itself”<sup>233</sup>.*

366. We have a preference for ensuring that the format of chapter is consistent, but on balance, and given the nature of the rules framework in Chapter 29, and their detail and complexity, we accept that it is appropriate to maintain the Assessment Matters as a separate set of provisions in this case. We recommend that the submissions be rejected.

367. Queenstown Central<sup>234</sup>, as part of the submissions on Table 29.7 (Minimum Requirements for cycle parking, lockers and showers) sought that provision for cyclists and end of trip facilities be based on ‘tenant demand’. Assessment Matter 29.8.6.1 (b) refers to bicycle parking, but omits end of trip facilities. These can be shared, thus allowing for more economic and efficient use of facilities. Accordingly we recommend that the submission be accepted in part, and 29.8.6.1 (b) be amended to read as follows:

*Whether the required bicycle parking and end of trip facilities can be provided and maintained via a jointly use facility; and*  
.....

368. NZTA<sup>235</sup> supported notified Rule 29.8.2.1 which sets out assessment matters relating to non-accessory parking, and 29.8.3 which sets out assessment matters for Park and Ride facilities. We recommend that the submissions be accepted.

369. Queenstown Park Ltd and Remarkables Park Ltd sought that an additional assessment matter (f) be added to notified Rule 29.8.3.1 with respect to Park and Ride facilities reading:

*(f) reduces the demand on the roading network and provides an alternative to cars and other road based transport.*

370. We note that subclause (c) states:

*makes public transport more convenient and more pleasant, thereby encouraging commuters and other users to shift to public transport.*

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<sup>233</sup> V Jones, Section 42A Report, paragraph 11.34  
<sup>234</sup> Submission 2460  
<sup>235</sup> Submission 2538

371. We consider the matter is already addressed, and no amendment is required. We recommend that the submission be rejected.
372. Notified Rule 29.8.5 sets out assessment matters for breach of standards relating to access, manoeuvring space and queueing space. FENZ sought that an additional assessment matter be added under 29.8.5.1 as a new subclause (f) (accesses and vehicle crossings), and under 29.8.5.5 as a new subclause (f) (vehicle access gradient) which addresses the need for access by emergency vehicles. We agree this is appropriate and recommend that the submission be accepted and that a new assessment matter be added to each of these as follows:

*The provision of appropriate access for emergency vehicles.*

373. Ms Jones also recommended that in response to submissions from Clark Fortune McDonald and Associates<sup>236</sup>, Darby Planning LP<sup>237</sup>, and the JEA Group submissions on 29.5.14 (Access) and 29.5.22 (Minimum distance of vehicle crossings from intersections) that the following 'complementary' assessment matters be added into (renumbered) Section 29.7. The affected provisions would be added under 29.7.5.1 (Access, manoeuvring space, queueing space), and 29.7.5.3 (Width of accessways). These rules as renumbered would read as follows:

29.7.5.1

- g. The extent to which the access design complies with Section 3 and Appendices E and F of the QLDC Land Development and Subdivision Code of Practice (2018) and:
- h. Any site constraints which affect the practicality of constructing to the standards set out in Table 29.3.

29.7.5.3

- d. The extent to which the access design complies with Table 3.2 and Appendices E and F of the QLDC Land Development and Subdivision Code of Practice (2018); and
- e. Any site constraints which affect the practicality of constructing to the standard set out in Table 29.3 of the QLDC Land Development and Subdivision Code of Practice (2018).

374. We consider the proposed amendments are useful for completeness in considering applications under these provisions, albeit that there is some element of duplication. We consider that the relief offered through these amendments provides further support to accepting the submissions in part.

375. Earlier in Section 7.1.6 we discussed submissions relating to the High Traffic Generating Activities Rule 29.4.10. We accept Ms Jones' recommendations and propose that a new assessment matter to be numbered 29.7.7.1 be added as follows, to provide a platform for assessing applications which breach the High Traffic Generating Activities rule:

**29.7.7 Restricted Discretionary Activity – High Traffic Generating Activities**  
29.7.7.1 Whether and to what extent:

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<sup>236</sup> Submission 2297

<sup>237</sup> Submission 2376

- a. an Integrated Transport Assessment has been provided with the application and is sufficiently detailed to provide a full understanding of the projected trip generation by all modes of transport, the accessibility of a proposal by all modes of transport, and the transport effects of the proposal and the proposed methods of avoiding or mitigating the transport effects;
- b. the trip generation and transport effects of the proposed land use or subdivision will be the same or similar in character, intensity and scale to those assessed and approved in an Integrated Transport Assessment for any existing resource consent approved for the site;
- c. the proposed land use or subdivision is in accordance with district plan provisions that were informed by a detailed Integrated Transport Assessment and will result in associated trip generation and transport effects that are the same or similar in character, intensity and scale to those identified in the previous assessment;
- d. Any improvements to the transport network either within the site or in the vicinity of the site are proposed, including additions of improvements to the active and public transport network and infrastructure and the road.
- e. the site and/or its frontage of been designed to accommodate any planned public transport infrastructure proposed by the Council;
- f. public and active transport infrastructure is proposed to be provided or upgraded or when planning for such infrastructure is not sufficiently advanced, spaces provided for such infrastructure to be installed in the future;
- g. public transport stops are provided in locations and at spacings that provide safe and efficient access to users;
- h. a Travel Plan is proposed to be provided containing travel demand management techniques;
- i. the amount of accessory parking propose will contribute toward travel demand management;
- j. a Development Agreement has been agreed to, as provided for by the Local Government Act;
- k. electric vehicle charging point/parking spaces are proposed to be provided.

## 10 SECTION 29.9 - MINIMUM PARKING REQUIREMENTS

376. As a result of our recommendations, this section as renumbered 29.8, and Table 29.5 is renumbered as 29.4. These rules in the PDP sets out the numeric standards for the provision of car parking for various activities and zones within the District. A number of the matters raised through submissions at a policy level have already been discussed earlier in this report with respect to the submissions on Objective 29.2.2, and Policies 29.2.2.1 – 29.2.2.10.
377. A number of submissions on the rules relate to minimum parking requirements and the ability to provide some of these off-site. Submissions from Ngai Tahu Property Ltd<sup>238</sup> supported notified Rules 29.9.14 29.9.17, 29.9.21, 29.9.22 and Advice Note 29.9.38.1 (c), which relate to parking requirements for unit type visitor accommodation, commercial activities, offices, and restaurants. We recommend that this submission be accepted in part, to the extent that the rules as notified are recommended to remain substantially intact.
378. The JEA Group submissions and Real Journeys Group supported reductions in parking requirements from the ODP and oppose any increases from the ODP standards. A substantial

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<sup>238</sup> Submission 2336

number of submitters<sup>239</sup> requested that the car park requirements be amended to require fewer car parks, more flexibility for off-site parking, a more robust consent assessment framework, or a 'reduction adjustment factor'. In contrast three submitters sought the retention of existing parking standards, or that they even be made more stringent.<sup>240</sup>

379. The overall approach taken to provision of car parking has been addressed at an objective and policy level under Objective 29.2.2 and its accompanying policies. Parking standards have been relaxed more particularly in town centres and their immediate environs, but have been largely retained elsewhere. This recognises that in town centres provision of expansive parking areas is uneconomic, promotes unsustainable volumes of circulating vehicle movements, and large areas of carparks detract from amenity values. It also tends to undermine public and active transport in those areas where these alternative transport options are provided or are being further developed. Conversely, in areas remote from town or commercial centres, and where public transport is absent or less available, the provision of parking is necessary to avoid overspill effects which can affect the streetscape and residential amenity. Overall, we are satisfied that subject to some minor further refinements, no major changes are required to the parking standards as notified. Our response to the various submissions are contained in Appendix 2 to this report.
380. A number of submitters sought amendments to the minimum parking requirements for visitor accommodation including coach parking. The Safari Group of Companies<sup>241</sup> sought that car parking for hotel developments be dealt with through the land use consent process. Hotel developments comprising more than 100 units or 150 rooms are subject to the high traffic generation rules, and under the amendments proposed to Rule 29.5.1 through these recommendations, will be exempt from having to comply with the minimum accessory parking requirements. For smaller hotel developments, where the minimum parking standards are not proposed to be met, a case can be argued under Policy 29.2.5.5 as a restricted discretionary activity. We do not consider this to be an unduly onerous regulatory burden for hotel developments. We recommend that the submission be accepted in part.
381. Remarkables Park Ltd<sup>242</sup> requested modelling and analysis of the parking requirements relative to the bulk and location of the visitor accommodation to be provided. Such an approach was not further developed through evidence to the hearing, and we recommend that the submission be rejected. Sean McLeod<sup>243</sup> requested what we understand to be an additional standard under Rule 29.9 for homestays over and above those for residential developments. We received no evidence from Mr McLeod on this, and consider that no additional rule clarification is necessary. We recommend that the submission be rejected.

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<sup>239</sup> Including Submissions 2297, 2326, 2339, 2468, 2518, . 2547, 2585, 2593, 2194, 2195, . 2336, 2448, . 2492, . 2014, . 2136, 2349 and 2460

<sup>240</sup> Submissions 2020, 2076 and 2238

<sup>241</sup> Submission 2339

<sup>242</sup> Submission 2468

<sup>243</sup> Submission 2349



382. Remarkables Park Ltd<sup>244</sup>, Queenstown Park Ltd<sup>245</sup> and the Safari Group of Companies Limited<sup>246</sup> submitted on the minimum parking requirements for guestroom type visitor accommodation. It was noted that these had remained unchanged notwithstanding that minimum parking requirements for residential activities in unit type visitor accommodation had been reduced in many zones by way of comparison with the ODP requirements. Ms Jones agreed that it would be appropriate for the minimum parking requirements for guestroom type visitor accommodation be better aligned with those for residential and unit type visitor accommodation activities in the high density urban environments, but there was a lack of evidence that this would be appropriate in other locations. We concur with these conclusions, with the result that notified Rule 29.9.15 is split into two rules (renumbered 29.8.15 and 29.8.16). We recommend renumbered Rule 29.8.15 read as follows:

<b>29.8.15</b>	<p>Guest room type visitor accommodation (e.g. hotels) in the:</p> <ul style="list-style-type: none"> <li>• High Density Residential Zone</li> <li>• Medium Density Residential Zone between Park and Suburb Streets Queenstown</li> <li>• Business Mixed Use Zone</li> </ul>	<p>1 per 4 guest rooms up to 60 guestrooms: thereafter 1 per 5 guestrooms. Footnotes (1)(2)(3)</p> <p>In addition, where over 50 guestrooms are proposed over one or more sites: 1 coach park per 50 guestrooms, provided that coach parks may overlay the required car parking spaces or may be located off site provided that where located off site in accordance with Rule 29.5.2, a loading area shall be provided on the site containing the visitor accommodation.</p>	<p>1 per 20 beds Footnotes (1)(2)(3)(4)</p>
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383. We recommend renumbered Rule 29.8.16 be amended to exclude reference to zones listed in Rule 29.8.15 as amended:

Guest room type visitor accommodation (e.g. hotels) in all zones, other than those zones listed in Rule 29.9.15.

384. The JEA Group submissions and Real Journeys Group opposed any increase in parking requirements for visitor accommodation above that in the ODP. Remarkables Park Ltd<sup>247</sup> considered one coach park per 50 rooms to be excessive, requesting an upper limit on the number of coach parks, and a reduction in car parking where coach parking is provided. Similarly, the Safari Group of Companies<sup>248</sup> requested that appropriately located hotels not be required to provide a specific number of on-site total carparks, while Ngai Tahu Property Ltd<sup>249</sup> sought that no carparks be provided for a development of less than 30 units.

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<sup>244</sup> Submission 2462  
<sup>245</sup> Submission 2468  
<sup>246</sup> Submission 2339  
<sup>247</sup> Submission 2462  
<sup>248</sup> Submission 2339  
<sup>249</sup> Submission 2336

385. We agree with the reporting officer's conclusions<sup>250</sup> that the relief sought in a number of these submissions is at least partially addressed by the provisions of Chapter 29 as notified. Rule 29.5.2 allows for coach parking to be provided off-site. We consider an upper limit on the number of coach parks is superfluous, as we cannot imagine the circumstances under which a developer would seek to 'oversupply'. Notified Rules 29.9.10, 29.9.14, 29.9.15 and 29.9.16 provide that visitor accommodation containing less than 30 units or 50 guestrooms does not need to provide coach parking.
386. Having regard to 'substitution' of coach and vehicle parking, it is noted that renumbered Rules 29.8.10, 29.8.14, 29.8.15 and 29.8.16 contain the following provision which at least addresses in part the concerns raised by Remarkables Park Ltd:
- ..... provided that coach parks may overlay the required car parking spaces or may be located off – site, provided that where located off–site in accordance with Rule 29.5.2, a loading area shall be provided on the site containing the visitor accommodation.*
387. There will be no minimum car parking requirements on hotels of over 100 units as a result of these recommendations, with parking addressed through the high traffic generating activity rule, or on hotels of any scale located in the Town Centre or Local Shopping Centre zones, and only limited parking required in the High Density Residential and Medium Density Residential zones, where most hotel developments would be expected to occur. No on-site coach parking requirement is required for hotels in any location. We consider that the regulatory framework for parking associated with hotels is both liberal and flexible, and no further changes are required. We recommend that the submissions be accepted in part, on the basis of the rule provisions as they stand and further amendments as recommended in this report.
388. With respect to visitor accommodation parking requirements in the Lower Density Suburban Residential<sup>251</sup> and ARHM zones, we consider increasing minimum parking requirements for visitor accommodation is justified as being consistent with parking requirements for residential units. We consider that preferential parking requirements for visitor accommodation could not be justified on either amenity grounds, or in terms of potential adverse effects, and would appear to have the effect of distorting the market in primarily residential areas in favour of visitor accommodation. Amenity issues associated with visitor accommodation in the zone are also further addressed in the Hearings Panel's Report 19.2. We recommend that submissions opposing increased parking standards in the zone be rejected.
389. In contrast, Sean McLeod<sup>252</sup> sought that the parking requirement<sup>253</sup> for residential visitor accommodation be increased to a level where (for example) a dwelling with five bedrooms would need to provide three car parks<sup>253</sup>. On one hand this may be beneficial for larger travel groups, but also has the countervailing effect of incentivising extensive on-site provision for car

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<sup>250</sup> V Jones, Section 42A Report, paragraph 12.30

<sup>251</sup> We note that notified references to the Low Density Residential Zone need to be changed to Lower Density Suburban Residential Zone (LDSRZ). This is a change consequential on the decisions on Stage 1 of the PDP and we recommend it be made throughout Chapter 29 under clause 10 of the First Schedule to the Act.

<sup>252</sup> Submission 2349

<sup>253</sup> V Jones, Section 42A Report, paragraph 12.30(g).

parking for residential visitor accommodation with adverse amenity outcomes. We recommend that the submission point be rejected.

390. Four submissions were lodged specific to residential minimum parking requirements. Aaron Cowie<sup>254</sup> sought that minimum vehicle parking requirements for residential units be reduced and/or removed and replaced with other kinds of incentives. Sean McLeod<sup>255</sup> sought that the minimum parking requirements for all residential zones be amended to one car park for a one-bedroom unit or flat, two parks for 2 to 3 bedroom units or flats, and 0.65 times the number of bedrooms beyond that – generally higher than the notified plan standards. The JEA Group submissions and Real Journeys Group requested that the provisions for residential flats to have a car park be removed. This is on the basis that this would assist affordability and enhance urban design, as cars would not be parked in front of the units. GRB Limited<sup>256</sup> requested a definition of worker accommodation and an amendment to the notified Rule 29.9.1, such that workers accommodation in the BMUZ would not be required to provide accessory parking.
391. The approach taken in the PDP is to significantly relax car parking requirements in the MDRZ and HDRZ and the Town Centre zones, but not in other residential zones where the cost of providing parking is lower, access to alternative transport modes is less, and there is lower pedestrian movement. Our recommendations propose that parking required for residential flats may be located in tandem with other residential parking, as a result of recommending an amendment to Rule 29.5.8.
392. A number of submissions sought changes to the minimum parking rates for commercial activities, including offices, industrial and service activities, utilities and service stations. Queenstown Central Ltd<sup>257</sup> requested an alternative minimum parking requirement for industrial and service activities reflected in the low occupancy of the spaces. Relying on the evidence of Mr Crosswell, Ms Jones recommended that the rule be amended to enable it to be calculated on the gross floor area, *or full-time equivalent staff numbers whichever was the lesser*. She stated<sup>258</sup>:
- “While I recognise the costs of this approach such as difficulties in ensuring that sufficient parking is provided when a permitted change in use occurs within an existing building and causes spillover effects on two adjacent roads, I accept that such effects should be minimised by the market/developers (who have a vested interest in providing sufficient parking, provided free parking is not provided on the road) and by Council enforcing its Traffic and Parking Bylaw to avoid inappropriate parking on roads”.*
393. We were not persuaded that the amendment supported by Mr Crosswell was appropriate, given that many of these activities are located in areas where alternative transport modes are limited or non-existent. Furthermore there was evidence that in some areas, notably the mixed use areas of Wanaka, there was an unacceptable level of spillover into adjoining streets. We consider that the argument for reduced parking standards is more compelling in town centres and areas immediately adjoining town centres, along with greater scope for offsite parking.

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<sup>254</sup> Submission 2014

<sup>255</sup> Submission 2349

<sup>256</sup> Submission 2136

<sup>257</sup> Submission 2460

<sup>258</sup> V Jones, Section 42A Report, paragraph 12.40

While a developer may ‘have an incentive’ to provide adequate car parking, we were not persuaded that this extends to subsequent owners who may wish to use a building for more intensive commercial uses employing more staff, or with more visitors/customers.

394. We consider that relying on enforcement to address the effects of overspill parking, was effectively an ‘ambulance at the bottom of the cliff’ approach. It was apparent that the characteristics of the parking provision in such areas had not been adequately addressed, or even addressed at all, by the Council’s consultants. We recommend that the submission of Queenstown Central be rejected.

395. The JEA Group of submissions and Real Journeys Group expressed concern that there was a potential overlap between the minimum parking requirements for ‘commercial’ activities (which includes offices), and those for offices as an activity in itself. Rather than changing the definitions, Ms Jones proposed that the rules be ‘refined’ and that Rules 29.9.17 (and 29.9.18 in relation to industrial activity) be amended. While not ideal, we consider this approach is a pragmatic one which addresses the concerns raised by the submitters. We recommend adding the following words in the activity column of renumbered Rules 29.8.18 and 29.8.19:

... other than where the commercial activity is more specifically defined elsewhere in renumbered Table 29.4.

396. Chorus<sup>259</sup>, and Spark New Zealand<sup>260</sup> sought that a new rule be inserted into Table 29.5 stating that no parking spaces be required for an unstaffed utility. This is similar to the relief sought with respect to loading spaces addressed earlier in this report in Section 7.3.10. Noting that utilities are normally designated (and therefore exempt from the application of the rules of the PDP) we recommend that a new Rule 29.8.39 be added and that the submission point be accepted in part. The proposed rule would provide as follows:

<b>29.8.39</b>	Unstaffed utility	0	1 for any unstaffed utility which includes a building or structure with a GFA of over 25m <sup>2</sup> .
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397. The Oil Companies<sup>261</sup> requested that notified Rule 29.9.26 be amended to remove requirements for staff/guest parking at service stations. We do not consider complete exclusion from the rule is justified, but recommend that the rule be amended to reduce the minimum parking requirements from 3 to 2 spaces, under renumbered Rule 29.8.27, and that the submission be accepted in part.

398. B Giddens Trust<sup>262</sup> and McBride Street Queenstown Limited<sup>263</sup> sought that notified Rule 29.9.1 be amended to require nil parking in the Local Shopping Centre Zone; and in the case of the latter submitter, specifically their properties at 14, 16, 18, 18B and 20 McBride Street. Relying on Mr Crosswell’s evidence, Ms Jones recommended that it was not necessary to rely on

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<sup>259</sup> Submission 2194  
<sup>260</sup> Submission 2195  
<sup>261</sup> Submission 2484  
<sup>262</sup> Submission 2585  
<sup>263</sup> Submission 2593

minimum parking requirements in the Local Shopping Centre Zone as they were generally small in size, the spillover effects would be small, many already relied largely on parking on–street, and their physical layout would not support increased on-site parking even if they were to redevelop. Ms Jones added that any large scale development within the zone would be subject to the High Traffic Generation Activity rules, which would enable parking provision to be assessed. Such a scenario might well arise where a new local shopping centre were developed outside existing centres.

399. In this case we were persuaded that on balance, the submission be accepted in part, and that renumbered Rule 29.8.1 be amended by adding the following zone to the list of zones with nil parking requirements:

Local Shopping Centre Zone

400. C and J Properties Ltd<sup>264</sup> requested that on-site parking requirements be reduced in circumstances where the activities were located in close proximity to public transport networks, public car parking, or where on-site cycle parking facilities were provided. B Giddens Trust<sup>265</sup> and McBride Street Queenstown Limited<sup>266</sup> requested a ‘parking reduction adjustment factor’ be added for all zones to enable a percentage reduction in car parking requirements. The Safari Group of Companies Limited<sup>267</sup> requested that the term accessory parking be clarified, and where reduced parking would be appropriate.
401. We consider that the matters raised in the submissions have been addressed in part through Policy 29.2.2.5 as amended by these recommendations, which sets out the circumstances in which reduced car parking may be appropriate. Accessory parking is already defined in Chapter 2 of the PDP (Definitions). In addition, amendments recommended to Rule 29.5.1 have the effect of clarifying that High Traffic Generating Activities do not need to comply with the minimum accessory parking requirements, which provides further flexibility with respect to parking matters. We recommend that the submissions be accepted in part.
402. Remarkables Park Ltd<sup>268</sup> requested that ratios for on street parking, and alternatives, be included in Chapter 29. Ms Jones referred to recommendations made to amend notified Rule 29.5.14 which addresses access and road design, and which was addressed earlier in our recommendations in Section 7.1.14. She recommended that this rule only refer to Table 3.2 of the Council’s Code of Practice, under which the provision of on-street parking is considered as part of assessing controlled or restricted discretionary applications for land use or subdivision. It provides greater flexibility for assessing road design on a case-by-case basis through land-use and subdivision applications, although it is unclear whether this would address the concerns of the submitter. In the meantime, we recommend that submission be accepted in part.
403. The JEA Group submissions and Real Journeys Group requested that lobbies, circulation spaces, etc, be excluded from the measurement of gross floor area (GFA) and thereby not included in parking calculations. We understand this would be inconsistent with common practice, and

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<sup>264</sup> Submission 2518  
<sup>265</sup> Submission 2585  
<sup>266</sup> Submission 2593  
<sup>267</sup> Submission 2339  
<sup>268</sup> Submission 2568

necessitate reconsideration of all the GFA based minimum parking requirements in the PDP, which we consider unnecessary, and which would create uncertainty. We recommend that the submissions be rejected.

404. FENZ<sup>269</sup> sought that Table 29.5 be amended so that an activity of ‘Emergency Service Facilities’ be specifically identified. Such facilities fall within the definition of a ‘community activity’ under Chapter 2 of the PDP, but the submitter observes that there is no specific category under the community activity listing in Table 29.5 that would include fire stations. Accordingly we recommend that the submission be accepted and that an additional Rule 29.9.40 be added as follows:

29.8.40	Emergency Service Facilities	1 space/emergency service vehicle bay	1 space/emergency service vehicle bay
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405. QAC<sup>270</sup> requested that a new advice note be added to clarify where there was an inconsistency between the transport provisions of Chapter 17 and Chapter 29, Chapter 17 shall prevail. This was addressed earlier in Section 6.1. While in practical terms there is unlikely to be an issue with the provision of parking within the Airport Zone, for reasons of consistency we recommend that renumbered Rule 29.8.1 specifically provide that there is a nil minimum accessory parking requirement in relation to the Queenstown Airport Terminal facility in order to be consistent with Rule 17.3.2.6. The wording to be added to the first column of Table 29.5 would read as follows:

- Within the immediate environs of the Queenstown Airport Terminal facility located within the Airport Zone.

## 11 SECTION 29.10 - THRESHOLDS FOR HIGH TRAFFIC GENERATING ACTIVITIES

406. As a result of our recommendations, this section is renumbered as 29.9, and Table 29.6 as renumbered as 29.5. Ngai Tahu Property Ltd<sup>271</sup> sought that the threshold for high traffic generating activities under notified Rule 29.10.1 be increased from 50 dwellings to 100 dwellings. In his evidence for the submitter, Mr Carr qualified the submitter’s position by stating that higher density development generates lower traffic levels during peak hours than lower density suburban development, because there was usually access to non-car modes of travel, the units were smaller, and hence had fewer occupants and cars. He considered that, at development of this density, 50 units would generate traffic volumes between 0.3 and 0.5 vehicles per unit in the peak hour. For that reason he considered that the threshold should be increased to 100 dwellings for medium and high density residential development.<sup>272</sup>
407. Mr Crosswell disputed this matter at some length. His overall conclusion was that the Auckland Unitary Plan provisions were designed to avoid duplication within the rules structure of that plan rather than to provide an easier regulatory process, and were promulgated on the basis of

<sup>269</sup> Submission 2660

<sup>270</sup> Submission 2618

<sup>271</sup> Submission 2336

<sup>272</sup> A Carr, EIC, paragraphs 3.31-3.36.

a frequent and highly developed public transport system<sup>273</sup>. We note also that larger scale higher density developments would require consent at least as a restricted discretionary activity anyway, for reasons relating to building design, so the relief provided by increasing the traffic generation threshold may be of limited value. Although we considered the matter was finely balanced, we concluded that given the context of Queenstown and the wider district, the high traffic generation threshold for all housing development should remain at 50 units.

408. Finally on this matter, the point was raised during the hearing that developers would seek to escape the application of the rule by putting forward staged developments (say) for 49 units. We accept that that such a scenario as possible, but observe that if the threshold was raised to 100 units, a similar argument could be mounted, but the potential effects would be greater. We concluded that this is not a significant factor influencing our recommendations.

## 12 SECTION 29.11 - MINIMUM REQUIREMENTS FOR CYCLE PARKING, LOCKERS AND SHOWERS

409. As a result of our recommendations, this section is renumbered as 29.10, and Table 29.7 is renumbered as 29.6. Queenstown Central Ltd<sup>274</sup> sought that the requirements for cycle parking, lockers, showers, and end of trip facilities be removed or reduced. In his evidence for the submitter, Mr Thompson compared the rates for provision for cycle facilities required in the PDP with other local authorities and stated that:

*“In all cases, it can be seen that the proposed rates for Queenstown are significantly in excess of both Auckland and Christchurch. The variance becomes more pronounced as the GFA of a particular scenario increases”.*<sup>275</sup>

410. He tabled a set of amended provisions which he stated would typically fall between those currently required under the district plans for Auckland and Christchurch, with the latter being higher than Auckland. Mr Thomson’s evidence included a helpful comparative table. In their rebuttal evidence, Council officers recommended reduced provisions which would result in the requirements for Queenstown being at the ‘upper end’ of the Christchurch requirements, and in some cases beyond that. As an example, for a hypothetical Christchurch office development of 5000m<sup>2</sup> GFA, 10 cycle spaces would be required in the central city, 7 outside the central city; and in the case of Auckland 5 spaces. Queenstown provisions under notified Rule 29.11.1 would require 11 cycle spaces.
411. We are conscious that Queenstown, and the district generally, has a significant cycle network, including a substantial network which is off-road, and this will be further developed. For this reason, we consider it is important to maintain support for cycling. We recommend that the version of the cycle and end of trip facilities contained in notified Table 29.7, amended as proposed in the officers’ reports be adopted, with the following exceptions (renumbered) which would bring the requirements closer to those required in Christchurch;

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<sup>273</sup> S Crosswell, Rebuttal Evidence, paragraphs 4.11-4.14.

<sup>274</sup> Submission 2460

<sup>275</sup> G Thompson, EiC, paragraph 6.4

- 29.10.1 Office: Customer/Visitor Short Term Bicycle Parking – amend from two bicycle spaces for the first 500m<sup>2</sup> GFA and one space every 500m<sup>2</sup> GFA thereafter, to read two bicycle spaces for the first 500m<sup>2</sup> GFA and one space for every 750m<sup>2</sup> GFA thereafter; and;
  - 29.10.5 Restaurants/cafes Taverns and Bars: amend from two bicycle spaces for the first 125 m<sup>2</sup> PFA and one space for every 125m<sup>2</sup> GFA thereafter, to read two bicycle spaces for the first 125m<sup>2</sup> PFA and one space for every 150m<sup>2</sup> GFA thereafter.
412. The amendments recommended by the officers with respect to the Queenstown Central submissions included relaxing the required ‘End of trip facilities’ applicable to notified Rules 29.11.1 – 29.11.6 relating to locker facilities, and removing the requirement for restaurants as a separate activity under notified Rule 29.11.9, as this duplicates Rule 29.11.5. Recommendations also included relaxing the standards for private long term bicycle parking for offices, and for industrial and service activities in notified Rules 29.11.1 and 29.11.2. On this basis, and allowing for amendments recommended by Council officers, we recommend that the submission be accepted in part. (As a result of the recommended deletion of notified Rule 29.11.9, the subsequent rules will require to be renumbered 29.10.10 – 29.10.13).
413. A further matter arose with respect to the submissions. Ms Jones recommended that a minor amendment be made to notified Rule 29.5.13 to clarify that Diagram 5 also includes a minimum aisle depth and to include an advice note that further guidance on alternative layouts is available in the Cycle Facilities Guidelines, QLDC 2009. This is considered to provide a better alternative to specifying through complex rules the comprehensive range of alternative cycle park layouts. We agree and recommend the addition of an advice note under Rule 29.5.13 that would read:
- Further guidance on alternative bicycle parking layouts such as hanging bikes is presented in the Cycle Facilities Guidelines, QLDC 2009.
414. Public Health South<sup>276</sup> requested that 1 shower be required for offices, industrial and service activities, healthcare facilities, restaurants/cafes/taverns/bars and day care facilities wherever 2 – 8 long term bicycle parking spaces are required. As notified, the rules would only require showers where larger numbers of bicycles are required related to the size of the business concerned – set at 10 spaces or more. We consider it would be unreasonable to require such provision for small businesses where the number of visitors or staff is such that this requirement would be unnecessary and onerous. We recommend that the submission point be rejected.
415. The Frankton Community Association<sup>277</sup> requested that Park and Ride should have its own specific cycle parking requirements. While we consider there is some merit in the submitters request, no specific provisions were put before us by any parties that we can consider in terms of section 32AA. We recommend the submission point be rejected.
416. The JEA Group of submissions and Real Journeys Group requested that the reference to electric bicycles in Rule 29.5.13 and Table 29.7 be deleted. The Ministry of Education<sup>278</sup> requested that

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<sup>276</sup> Submission 2040

<sup>277</sup> Submission 2369

<sup>278</sup> Submission 2151



e-bicycle charging, lockers and showers should not be required in relation to education activities.

417. Earlier in Section 7.1.13 of these recommendations we discussed the issues related to provision for e-bicycles, and agreed with the JEA Group submissions and Real Journeys Group that these provisions should be deleted for the reasons explained therein. We recommend the submission be accepted.
418. The Oil Companies<sup>279</sup> requested that renumbered Rule 29.10.10 (which provides that retail activities of less than 300m<sup>2</sup> not provide any cycle parking facilities) be retained. We recommend that the submission point be accepted.
419. Active Transport Wanaka<sup>280</sup> supported notified Rule 29.11 and we recommend that their submission be accepted in part, in reflection of amendments made and described in the preceding text.

### 13 SECTION 29.13 - HEAVY VEHICLE PARKING LAYOUT

420. As a result of our recommendations, this section is renumbered as 29.12 and Table 29.8 is renumbered as 29.7. Ngai Tahu Property Ltd<sup>281</sup> requested that the Table be amended so that it only applies to minimum bay dimensions; to note that unimpeded manoeuvring is required into the space provided; to prescribe a minimum dimension of 13.6 x 2.7 m; and to require the provision of a pedestrian access in relation to coach parking. The basis for the submitter's concerns primarily centred on a lack of flexibility with proposed provisions with respect to the manoeuvring and parking of heavy vehicles<sup>282</sup>.
421. The officer's response in rebuttal evidence was to recommend adding an advice note following renumbered Table 29.8. This would state that the Council would consider alternative heavy vehicle parking arrangements that show design vehicle tracking curves which demonstrate unimpeded manoeuvring in reverse manoeuvres. The rationale for this was that it would avoid the uncertainty that might arise if the rule itself were to include qualitative parameters requiring traffic experts to assess compliance. She also recommended that an additional column be added specifying minimum widths of stalls and widths of access paths to service coaches. This would specify:

*3.5 m stall width and 1.5 m wide pedestrian access path to service tour coaches*

422. We accept that recommendation for the reasons Ms Jones gave. In addition, we accept Ms Jones' recommendation for the reasons given, that an advice note be added (in preference to qualitative criteria) stating as follows:

**Advice note:** Alternative heavy vehicle parking arrangements may be appropriate where design vehicle tracking curves to demonstrate unimpeded manoeuvring into spaces with no

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<sup>279</sup> Submission 2484

<sup>280</sup> Submission 2078

<sup>281</sup> Submission 2336

<sup>282</sup> A Carr, EIC, paragraphs 6.1-6.9.

more than one reverse manoeuvre permitted when entering and no more than one reverse manoeuvre permitted upon exiting.

423. We recommend that subject to these amendments, that the submission be accepted in part.

#### 14 SECTION 29.14 - SCHEDULE 29.1 – ROAD CLASSIFICATION

424. As a result of our recommendations, the section is renumbered 29.13. Paterson Pitts Wanaka<sup>283</sup> supported the road classification maps but considered them difficult to interpret and requested that they be added to the planning maps or placed after the interpretive diagrams. Ms Jones advised that it was the Council's intention to move the District Plan mapping information entirely to an electronic GIS viewer platform which would greatly assist interpretation. She stated (and we agree) that the scale of the PDP maps would not enable road classifications to be readily legible, and we recommend that the submission point be rejected.

425. The following reclassifications were sought in submissions:

- Queenstown Central Ltd<sup>284</sup> requested that Grant Road be classified as a collector road (whereas at present the Schedule identifies that part of Grant Road from State Highway 6 to the Shopping Centre Entrance as an arterial road, and the balance as a collector road);
- B. Giddens Trust<sup>285</sup> and McBride Street Queenstown<sup>286</sup> requested that McBride Street be classified as a local road, instead of as a collector road as shown in the Schedule;
- C. Dagg<sup>287</sup> requested that the section of Malaghans Road between Dalefield and Hunter Roads be classified as a collector road instead of an arterial road as shown in the Schedule;
- NZTA<sup>288</sup> requested that reference to Remarkables View at the endpoint of State Highway 6A at Frankton be removed and replaced with an accurate reference point;
- NZTA requested an amendment to change the reference to 'State Highway 8' under Luggate to read 'State Highway 8A'.
- QLDC<sup>289</sup> requested that the whole of the Wanaka – Mount Aspiring Road be identified as a collector road.

426. We were advised that, based on the One Network Road Classification, the Council's classifications were based on the standardised best practised approach used by NZTA and local authorities to classify roads.

427. It was considered that Grant Road should remain classified as an arterial to the Shopping Centre 'Entrance' as this reflected the traffic volumes, road design and future function of this part of the road. Accordingly we recommend that this submission be rejected, but that the point where the arterial section ends be more accurately defined. With respect to McBride Street, while its current design was one of a local road, its role and current traffic volumes are consistent with a collector road. It was noted that this classification requires larger scale developments to be

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<sup>283</sup> Submission 2457

<sup>284</sup> Submission 2460

<sup>285</sup> Submission 2584

<sup>286</sup> Submission 2593

<sup>287</sup> Submission 2586

<sup>288</sup> Submission 2538

<sup>289</sup> Submission 2539

designed in a manner that avoids reverse manoeuvring and requires greater separation of vehicle crossings. Failure to achieve that now could be inimical to the future use of the road. We accept that assessment and recommend that this submission be rejected.

428. The classification of Malaghans Road as an arterial road was considered entirely appropriate as it is a key connector road between Queenstown, Arthurs Point and Arrowtown, and reclassifying a short section of it would be illogical and inappropriate. We agree and recommend that this submission be rejected.
429. One end of State Highway 6A commences at Middleton Road rather than at Remarkables View, although this does not alter the classification or necessitate any change to the maps. However it is recommended that the description be changed from Remarkables View to Middleton Road, and the submission point accepted in part. The reference to State Highway 8 with reference to Luggate is incorrect, and should read 8A. We recommend that the submission be accepted.
430. The whole length of the Wanaka – Mount Aspiring Road is a collector road as shown on the road classification maps, and the amendment sought by QLDC would align the Schedule with the maps. We recommend the submission be accepted.
431. During the course of the hearing it was noted that Industrial Place off Gorge Road had been classified as an arterial road in error. We recommend that this matter be addressed as part of Stage 3 of the review of the PDP.

## 15 SECTION 29.15 - SCHEDULE 29.2 – INTERPRETIVE DIAGRAMS

432. As a result of our recommendations, the section is renumbered as 29.14. During the course of the hearing, Mr Carr<sup>290</sup> on behalf of Ngai Tahu Property, drew to our attention that the aisle width requirements in Chapter 29 were in excess of the standard normally adopted in district plans, which was based on AS/NZS2890.1:2004. He said that the Council's proposed standard was inefficient and would result in an increase in the amount of land required for a given number of carparks. In his rebuttal evidence for the Council, Mr Smith maintained that the standard referred to by Mr Carr was old, and set absolute minimum standards. In his opinion caution was required as he claimed there was anecdotal evidence that drivers were avoiding parking buildings because of the perceived difficulty of parking in narrow spaces. On balance, we prefer the evidence of Mr Smith in this particular case, bearing in mind the large number of larger vehicles and tourist drivers in the region. We recommend that the submission be rejected.
433. Ngai Tahu Property Ltd and Ngai Tahu Justice Holdings<sup>291</sup> and Ngai Tahu Property Ltd<sup>292</sup> sought that Diagram 5 be amended to include additional layout options, similar to those provided for in the Christchurch District Plan as Appendix 7.5.2, Figure 2. This plan relates to the Bicycle Parking Layout. Ms Jones disagreed on the grounds that it would make the diagrams too complex, given that the diagram as notified provides key minimum dimensions that would cater for most situations with the exception of cargo bikes. We accept this advice and recommend

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<sup>290</sup> Evidence of A Carr, paragraphs 5.2 – 5.9

<sup>291</sup> Submission 2335

<sup>292</sup> Submission 2336

that the submission be accepted in part and Rule 29.5.13 be amended to add the following advice note:

**Advice Note**

Further guidance on alternative bicycle parking layouts such as hanging bikes is presented in the Cycle Facilities Guidelines, QLDC 2009.

434. Public Health South<sup>293</sup> sought that Diagram 8 relating to Access Design be amended to demonstrate its application when dedicated cycle lanes are present. The Council officers responded that an amendment was not required as the diagrams illustrate layout dimensions based on the location of the edge of the seal, and are appropriate regardless of how the road space is used. We recommend that the submission be rejected.
435. NZTA submitted that Diagram 9 be amended to state that it is not suitable for application to State Highways. Ms Jones noted that the only rule that refers to Diagram 9 is Rule 29.5.16 which states that the diagram applies to vehicle crossings providing access to a road *other than* the state highway. As no amendment is therefore required, we recommend the submission be rejected.

## 16 OVERALL CONCLUSIONS ON RULES

436. Having considered all the evidence and submissions relating the rules, we consider the changes we are recommending to be the most appropriate way to achieve the objectives and implement the policies within the scope provided by submissions.
437. The amendments are primarily in the nature of refinements and will result in greater efficiency and effectiveness. Overall, these efficiencies are considered to maintain the quality of the urban environment in particular, and through reducing unnecessary consenting will at least indirectly have economic benefits and benefits for continued employment growth.

## 17 RECOMMENDED AMENDMENTS PURSUANT TO CLAUSE 16(2)

438. Clause 16(2) of the First Schedule to the Act provides that:

*(2) a local authority may make an amendment, without using the process in the schedule, to its proposed policy statement or plan to alter any information, where such alteration is of minor effect or may correct any minor errors.*

439. We have set out below our recommendations for amendments pursuant to Clause 16(2). We have not included circumstances where consequential changes are required as a result of changes to policy/rule numbers, or where cross-references have been made in the notified version to provisions have been recommended for deletion.
440. The amendments made to the text under Clause 16(2) below have already been included in the text changes attached in Appendix 1. Except where indicated otherwise, the clause numbers

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<sup>293</sup> Submission 2040

reflect those as renumbered as a result of our recommendations, except where indicated otherwise.

- 1) Policy 29.2.3: insert the word “of” between the words “modes” and “transport”.
- 2) Policy 29.2.4.1: delete the word “areas” in the second line of the policy and replace it with the word “zones”.
- 3) Rule 29.3.3.1 (a): delete the words “any zoning including subzones, ceases to have effect from the time the land is vested or dedicated as road” and replace it with the words “at the time land is vested or dedicated as road, the land shall no longer be subject to any zone provisions, including sub zone provisions.”
- 4) Rule 29.3.3.6: delete the words in the rule reading “do not override” and replace them with the words “apply in addition to”.
- 5) Rule 29.4.6, second bullet point: add the word “and” between the words “sites” and “compatibility”.
- 6) Rule 29.4.9, third bullet point: amend the words “amount, location.....” to read “The amount, location.....”
- 7) Rule 29.4.14: amend the word “Note” to read “Advice Note”.
- 8) Rule 29.4.17, first bullet point: amend the words “the effects on traffic safety” to read “effects on traffic safety”.
- 9) Rule 29.5.1: amend the title of the rule from “Accessory Parking” to “Minimum Parking Requirements”.
- 10) Rule 29.5.2, subclause (d) (v): delete the words “in relation to the above”.
- 11) Rule 29.5.5: reformat Rule 29.5.5 to clarify the number of mobility parks where the number of total parking spaces ranges between 11 and 100, and over 100 spaces.
- 12) Rule 29.5.12, Matters of Discretion, first bullet point: amend the word “pedestrian” to read “pedestrians”.
- 13) Rule 29.5.14: change title from “Access Design” to read “Access and Road Design”.
- 14) Rule 29.8.2, second bullet point: delete the word “Suburb” and replace it with the word “Hobart”.
- 15) Rule 29.8.9, first column: delete the words “or a registered homestay”.
- 16) Rule 29.8.10, second bullet point: delete the word “Suburb” and replace it with the word “Hobart”.
- 17) Rule 29.8.15, second bullet point: delete the word “Suburb” and replace it with the word “Hobart”.
- 18) Rule 29.8.41 .1 (c) delete the word “dwelling” in the 2<sup>nd</sup> to last line and replace it with the words “residential unit”.
- 19) Rule 29.9.1, second and third columns: delete the word “dwelling” and replace with “residential units”.
- 20) Rule 21.9.9, first column: add the words “including subdivision” after the words “all other activities”.
- 21) Notified is Rule 29.12.1 (7): delete -(duplicates Rule 29.5.3 (b)).
- 22) Schedule 29.1 – Road Classification: amend (Grant Road) by deleting the words “shopping centre entrance” and replacing it with the words “Road 8 as shown on the Frankton Flats B Zone Structure Plan in the Queenstown Lakes District Plan 2016”.

## 18 VARIATIONS TO STAGE 1 PDP

### **18.1 Variation to Stage 1 PDP Chapter 2 Definitions**

441. We have dealt with this in Section 2 above.

### **18.2 Variation to Stage 1 PDP Chapter 37 Designations.**

442. This variation removes text in Chapter 37 relating to the designation of roads in the District, and Stopped Roads. This matter has been briefly addressed under Section 6 of this Report (Other Provisions and Rules). There were no submissions on the variation and we recommend that it be confirmed as notified.

### **18.3 Variation to Stage 1 PDP Chapter 21 Rural Zone**

443. This variation adds a new rule 21.5.43A to Chapter 21 to provide for public water ferry services operating on the surface of lakes and rivers as a restricted discretionary activity. One submission in support was received from NZTA<sup>294</sup>, and we recommend that submission be accepted. We recommend the variation confirmed as notified subject to renumbering the rule as Rule 21.15.5 to fit it into Table 12 of the Decisions Version of Chapter 21.

### **18.4 Variation to Stage 1 PDP Chapter 12 Queenstown Town Centre Zone**

444. This variation proposed a new Rule 12.4.17 providing for public water ferry services within the Queenstown Town Centre Waterfront Sub Zone as a restricted discretionary activity. One submission in support was received from NZTA, and we recommend that it be accepted. While we recommend the variation be confirmed we note that it should be included as Rule 12.4.7.4 to be consistent with the treatment of other surface of water activities in the Decisions Version of this zone. Our recommended version in Appendix 1 has been slightly reworded to be consistent with the remainder of Rule 12.4.7. We note that inclusion of this rule requires a minor amendment to Rule 12.4.7.2. There does not appear to be scope to make that amendment as part of the variation and it may require a subsequent variation.

### **18.5 Variation to Stage 1 PDP Chapter 9 High Density Residential Zone**

445. This brief variation amends Policy 9.2.6.7 of Chapter 9 by proposing that a reduction in parking requirements may be considered in Queenstown and Wanaka where a site is located within 800m of a bus stop or the edge of a Town Centre Zone, instead of 400m. There were no submissions on this variation, and we recommend that it be confirmed as notified, noting our concern set out in Section 7.3.2 above that 800m may be too great a distance in the context of this District. We also note that this policy has been renumbered 9.2.6.5 in the Decisions Version. We have made that adjustment in our recommended version in Appendix 1.

### **18.6 Variation to Stage 1 PDP Planning Maps**

446. This variation contains a table which clarifies a number of new roads having being created or existing roads having been stopped since the PDP planning maps were notified in Stage I. There were no submissions on this variation and we recommend that it be confirmed as notified.

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<sup>294</sup> Submission 2538

## 19 OVERALL RECOMMENDATION

447. For the reasons we have set out above, we recommend the Council adopt Chapter 29 and the associated variations to Chapters 2, 9, 12, 21, 37 and the Planning Maps with the wording as set out in Appendix 1, and accept, accept in part, or reject the submissions on these provisions as set out in Appendix 2.

For the Hearing Panel



Denis Nugent, Chair

Dated: 11 January 2019

## **Appendix 1: Recommended Chapter 29 Transport and Associated Variations**



# 29 Transport

## 29.1 Purpose

The purpose of this chapter is to manage works within the road, manage the development of transport infrastructure both on and off roads, and to require that land-use activities are undertaken in a manner that maintains the safety and efficiency of the transport network as a whole and contributes positively to improving the public and active transport networks.

A well-managed transport network needs to be safe and efficient and provide for all modes of transport. As a result, it will facilitate compact and efficient land-use, which will contribute positively to limit increases in the use of fossil fuels and greenhouse gas emissions.

Chapter 29 is limited to the management of land and water based transport and does not contain provisions relating to air transport. Provisions relating to air transport are located primarily in Chapter 17 (Airport Zone), along with Chapters 2 (Definitions), 21 (Rural Zone), 22 (Rural Living), 24 (Wakatipu Basin), 35 (Temporary Activities), 37 (designations), and 41 (Jacks Point).

## 29.2 Objectives and Policies

### 29.2.1 Objective - An integrated, safe, and efficient transport network that:

- a. provides for all transport modes and the transportation of freight;
- b. provides for future growth needs and facilitates continued economic development;
- c. reduces dependency on private motor vehicles and promotes the use of shared, public, and active transport;
- d. contributes towards addressing the effects on climate change;
- e. reduces the dominance and congestion of vehicles, particularly in the Town Centre zones; and
- f. Enables the significant benefits arising from public walking and cycling trails.

### Policies

29.2.1.1 Require that transport networks including active transport networks, are well-connected and specifically designed to:

- a. enable an efficient public transport system;
- b. reduce travel distances and improve safety and convenience through discouraging single connection streets; and
- c. provide safe, attractive, and practical walking and cycling routes between and within residential areas, public facilities and amenities, and employment centres, and to existing and planned public transport.

29.2.1.2 Recognise the importance of expanded public water ferry services as a key part of the transport network and enable this by providing for park and ride, public transport facilities, and the operation of public water ferry services.

29.2.1.3 Provide a roading network within and at the edge of the Town Centre zones that supports these zones becoming safe, high quality pedestrian dominant places and enable the function of such roads to change over time.

- 29.2.1.4 Acknowledge the potential need to establish new public transport corridors ~~off~~ beyond existing roads in the future, particularly between Frankton and the Queenstown Town Centre.
- 29.2.1.5 Enable and encourage the provision of electric vehicle (EV) charging points/ parking spaces within non-accessory parking, within roads where appropriate, as part of Park and Ride, and in association with accessory parking related to High Traffic Generating Activities.
- 29.2.1.6 Facilitate private coach transport as a form of large scale shared transport, through enabling the establishment of off-site or non-accessory coach parking in specified zones and by allowing visitor accommodation activity to provide coach parking off-site.

**Advice note:** the policies under Objectives 29.2.2; 29.2.3, and 29.2.4 also contribute to this Objective 29.2.1.

**29.2.2 Objective - Parking, loading, access, and onsite maneuvering that are consistent with the character, scale, intensity, and location of the zone and contributes toward:**

- a. **providing a safe and efficient transport network;**
- b. **compact urban growth;**
- c. **economic development;**
- d. **facilitating an increase in walking and cycling and the use of public transport; and**
- e. **achieving the level of residential amenity and quality of urban design anticipated in the zone.**

**Policies**

- 29.2.2.1 Manage the number, pricing, location, type, and design of parking spaces, queuing space, access, and loading space in a manner that:
  - a. is safe and efficient for all transport modes and users, including those with restricted mobility, and particularly in relation to facilities such as hospitals, educational facilities, and day care facilities;
  - b. is compatible with the classification of the road by:
    - (i) ensuring that accesses and new intersections are appropriately located and designed and do not discourage walking and cycling or result in unsafe conditions for pedestrians or cyclists;
    - (ii) avoiding heavy vehicles reversing off or onto any roads; and
    - (iii) ensuring that sufficient manoeuvring space, or an alternative solution such as a turntable or car stacker, is provided to avoid reversing on or off roads in situations where it will compromise the effective, efficient, and safe operation of roads.
  - c. contributes to an increased uptake in public transport, cycling, and walking in locations where such alternative travel modes either exist; are identified on any Council active transport network plan or public transport network plan; or are proposed as part of the subdivision, use, or development;
  - d. provides sufficient parking parking demand in areas that are not well connected by public or active transport networks and are not identified on any Council active or public transport network plans;
  - e. provides sufficient onsite loading space to minimise congestion and adverse visual amenity effects that arise from unmanaged parking and loading on road reserves and other public land;
  - f. is compatible with the character and amenity of the surrounding environment, noting that exceptions to the design standards may be acceptable in special character areas and historic management areas;

- g. avoids or mitigates adverse effects on the amenity of the streetscape and adjoining sites; and
  - h. provides adequate vehicle access width and manoeuvring for all emergency vehicles.
- 29.2.2.2 Discourage accessory parking in the Town Centre zones in order to support the growth, intensification, and improved pedestrian amenity of these zones.
- 29.2.2.3 Require that a lower amount accessory parking be provided for residential flats district wide, and for residential and visitor accommodation activity in the Town Centre, Local Shopping Centre, Business Mixed Use, High Density Residential, and Medium Density Residential zones and in the Jacks Point Village Area of the Jacks Point Zone compared to other zones in order to:
- a. support intensification and increased walking, cycling, and public transport use, and
  - b. in recognition of the land values, high pedestrian flows, amenity, accessibility, and existing and anticipated density of these zones.
- 29.2.2.4 Enable some of the parking required for residential and visitor accommodation activities and for residential and visitor accommodation activities in the Business Mixed Use Zone to be provided off-site provided it is located in close proximity to the residential or visitor accommodation activity it is associated with and is secured through legal agreements.
- 29.2.2.5 Enable a reduction in the minimum number of car parking spaces required only where:
- a. There will be positive or only minor adverse effects on the function of the surrounding transport network and amenity of the surrounding environment; and/ or
  - b. there is good accessibility by active and/or public transport and the activity is designed to encourage public and/or active transport use and projected demand can be demonstrated to be lower than the minimum required by the rules ; and/ or
  - c. the characteristics of the activity or the site justify less parking and projected demand can be demonstrated to be lower than the minimum required by the rules and/ or
  - d. there is an ability for shared or reciprocal parking arrangements to meet on-site car parking demands at all times and demand can be demonstrated to be lower than the minimum required by the rules.
- 29.2.2.6 Provide for non-accessory parking, excluding off-site parking, only where:
- a. the amount, location, design, and type of parking will consolidate and rationalise the provision of parking for a particular locality and result in more efficient land-use or better enable the planned growth and intensification enabled by the zone; and
  - b. there is an existing or projected undersupply of parking to service the locality and providing additional parking and the pricing of that parking will not undermine the success of public transport systems or discourage people from walking or cycling
- 29.2.2.7 Discourage non-accessory parking and off-site and non-accessory coach parking in the Queenstown, Arrowtown, and Wanaka Town Centre zones other than on sites at the edge of the zone.
- 29.2.2.8 Require Park and Ride and public transport facilities to be located and designed in a manner that:
- a. is convenient to users;
  - b. is well connected to public and active transport networks;
  - c. improves the operational efficiency of the existing and future public transport network; and
  - d. extends the catchment of public transport users.

- e. makes it accessible and safe for users, including pedestrians and cyclists within and beyond the facility;
  - f. provides an integrated and attractive interface between the facility and adjacent streets and public open spaces;
  - g. mitigates effects on the residential amenity of adjoining properties, including effects from noise, vehicle emissions, and visual effects; and
  - h. minimises adverse effects on the operation of the transport network.
- 29.2.2.9 Non-accessory parking and off-site parking facilities are to be designed, managed, and operated in a manner that:
- a. makes it accessible and safe for users, including pedestrians and cyclists within and beyond the facility;
  - b. provides an integrated and attractive interface between the facility and adjacent streets and public open spaces;
  - c. mitigates effects on the residential amenity of adjoining properties, including effects from noise, vehicle emissions, and visual effects; and
  - d. minimises adverse effects on the operation of the transport network.
- 29.2.2.10 Prioritise pedestrian movement, safety, and amenity in the Town Centre zones, particularly along the main pedestrian streets, by discouraging the provision of off-street parking other than on the edge of the zones and discouraging the provision of on-site loading along these streets.
- 29.2.2.10 Mitigate the effects on safety and efficiency arising from the location, number, width, and design of vehicle crossings and accesses, particularly in close proximity to intersections and adjoining the State Highway, while not unreasonably preventing development and intensification.

**29.2.3 Objective - Roads that facilitate continued growth, are safe and efficient for all users and modes of transport and are compatible with the level of amenity anticipated in the adjoining zones.**

**Policies**

- 29.2.3.1 Establish design standards for roads and accesses, including those in Table 3.2 of the QLDC Land Development and Subdivision Code of Practice (2018), and require adherence to those standards unless it can be demonstrated that the effects of the proposed design on the active and public transport networks, amenity values, urban design, landscape values, and the efficiency and safety of the roading network are no more than minor.
- 29.2.3.2 Enable transport infrastructure to be constructed, maintained, and repaired within roads in a safe and timely manner while:
- a. mitigating adverse effects on the streetscape and amenity of adjoining properties resulting from earthworks, vibration, construction noise, utilities, and any substantial building within the road;
  - b. enabling transport infrastructure to be designed in a manner that reflects the identity of special character areas and historic management areas and avoids, remedies, or mitigates any adverse effects on listed heritage items or protected trees; and
  - c. requiring transport infrastructure to be undertaken in a manner that avoids or mitigates effects on landscape values.
- 29.2.3.3 Ensure new roads are designed, located, and constructed in a manner that:

- a. provides for the needs of all modes of transport in accordance with the Council's active transport network plan and public transport network plan and for the range of road users that are expected to use the road, based on its classification;
  - b. provides connections to existing and future roads and active transport network;
  - c. avoids, remedies, or mitigates effects on listed heritage buildings, structures and features, or protected trees and reflects the identity of any adjoining special character areas and historic management areas;
  - d. avoids, remedies, or mitigates adverse effects on Outstanding Natural Landscapes and Outstanding Natural Features and on landscape values in other parts of the District; and
  - e. provides sufficient space and facilities to promote safe walking, cycling, and public transport within the road to the extent that it is relevant given the location and design function of the road.
- 29.2.3.4 Provide for services and new linear network utilities to be located within road corridors and, where practicable, within the road reserve adjacent to the carriageway in a manner consistent with the provisions of Chapter 30.
- 29.2.3.5 Allocate space within the road corridor and at intersections for different modes of transport and other uses such as on-street parking in a manner that reflects the road classification, makes the most efficient use of the road corridor, and contributes to the implementation of council's active and public transport network plans.
- 29.2.3.6 Enable public amenities within the road in recognition that the road provides an important and valuable public open space for the community which, when well designed, encourages human interaction and enriches the social and cultural wellbeing of the community.
- 29.2.3.7 Encourage the incorporation of trees and vegetation within new roads and as part of roading improvements, subject to road safety and operational requirements and maintaining important views of the landscape from roads.

**29.2.4 Objective - An integrated approach to managing subdivision, land use, and the transport network in a manner that:**

- a. **supports improvements to active and public transport networks;**
- b. **promotes an increase in the use of active and public transport networks and shared transport;**
- c. **reduces traffic generation; and**
- d. **manages the effects of the transport network on adjoining land uses and the effects of adjoining land-uses on the transport network.**

**Policies**

- 29.2.4.1 That vehicle storage and parking in association with commercial activities and home occupations in residential zones be restricted to prevent adverse effects on residential amenity or the safety of the transport network. This includes the storage of business-related vehicles and rental vehicles and other vehicles being parked on streets adjoining the residential zones when not in use.
- 29.2.4.2 Ensure that commercial and industrial activities that are known to require storage space for large numbers of vehicles provide adequate vehicle parking either onsite or in an offsite carpark and do not store vehicles on roads.
- 29.2.4.3 Promote the uptake of public and active transport by requiring that specific large scale commercial, health, community, and educational activities provide bicycle parking, showers, and changing facilities/ lockers while acknowledging that such provision may be unnecessary in some instances due to the specific nature or location of the activity.

- 29.2.4.4 Avoid or mitigate the adverse effects of high traffic generating activities on the transport network and the amenity of the environment by taking into account the location and design of the activity and the effectiveness of the methods proposed to limit increases in traffic generation and to encourage people to walk, cycle, or travel by public transport.
- 29.2.4.5 Encourage compact urban growth through reduced parking requirements in the most accessible parts of the District.
- 29.2.4.6 Ensure that the nature and scale of activities alongside roads is compatible with the road's District Plan classification, while acknowledging that where this classification is no longer valid due to growth and land-use changes, it may be appropriate to consider the proposed activity and its access against more current traffic volume data.
- 29.2.4.7 Control the number, location, and design of additional accesses onto the State Highway and arterial roads.
- 29.2.4.8 Require any large scale public transport facility or Park and Ride to be located, designed, and operated in a manner that mitigates adverse effects on the locality and, in particular, on the amenity of adjoining properties, while recognising that they are an important part of establishing an effective transport network.
- 29.2.4.9 Ensure the location, design, and layout of access, manoeuvring, car parking spaces and loading spaces of vehicle-orientated commercial activities, such as service stations and rural selling places, avoids or mitigates adverse effects on the safety and efficiency of the adjoining road(s) and provides for the safe movement of pedestrians within and beyond the site, taking into account:
- a. The relative proximity of other accesses or road intersections and the potential for cumulative adverse effects; and
  - b. The ability to mitigate any potential adverse effect of the access on the safe and efficient functioning of the transport network.

## 29.3 Other Provisions and Rules

### 29.3.1 District Wide

Attention is drawn to the following District Wide chapters.

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

### 29.3.2 Interpreting and Applying the Rules

- 29.3.2.1 Any land vested in the Council or the Crown as road, shall be deemed to be a "road" from the date of vesting or dedication in and subject to all the provisions that apply to roads, as outlined in Table 29.2 and

- a. At the time the land is vested or dedicated as road, the land shall no longer be subject to any zone provisions, including sub-zone provisions; and
- b. The following overlays and identified features shown on the planning maps continue to have effect from the time the land is vested or dedicated as road
  - (i) The Special Character Area;
  - (ii) The Outstanding Natural Landscape, Outstanding Natural Feature, and Rural Landscape classifications;
  - (iii) Significant Natural Area;
  - (iv) Protected trees; and
  - (v) Listed heritage buildings, structures, and features.
- c. all rules in the district wide chapters that refer specifically to 'roads' take effect from the time the land is vested or dedicated as road; and
- d. all district-wide provisions that are not zone specific but, rather, apply to all land within the district, shall continue to have effect from the time the land is vested or dedicated as road.

29.3.2.2 At the time a road is lawfully stopped under any enactment, the land shall no longer be subject to the provisions that apply to roads (Table 29.2 and Table 29.4) and the provisions from the adjoining zone (as shown on the Planning Maps) apply from the date of the stopping. Where there are two different zones adjoining either side of the road, the adjacent zone extends to the centre line of the former road.

29.3.2.3 The dimensions of a B99 design vehicle and a B85 design vehicle are as set out in Diagram 1 of Schedule 29.2.

29.3.2.4 Activities on zoned land are also subject to the zone-specific provisions. The provisions relating to activities outside of roads in this chapter apply in addition to those zone-specific provisions, except that the rules in Table 29.1 take precedence over those zone rules which make activities which are not listed in the zone rules a non-complying or discretionary activity.

### **29.3.3 Advice Notes - General**

29.3.3.1 The following documents are incorporated in this chapter via reference:

- a. Section 3 and Appendices E and F of the Queenstown Lakes District Council Land Development and Subdivision Code of Practice (2015); and
- b. Queenstown Lakes District Council Southern Light Part One - A Lighting Strategy (March 2017) and Queenstown Lakes District Council Southern Light Part Two – Technical Specifications (March 2017).

29.3.3.2 The roads shown on the planning maps will not necessarily be accurate at any point in time as the vesting, forming, and stopping of roads is an ongoing process.

29.3.3.3 The purpose of the road classification maps in Schedule 29.1 is to assist in interpreting those provisions contained in this chapter that specifically relate to collector, arterial, and local roads. They are not for the purpose of determining whether certain land is a road or not.

## **29.4 Rules – Activities**

	<b>Table 29.1 – Transport related activities outside a road</b>	<b>Activity Status</b>
<b>29.4.1</b>	Activities that are listed in this Table as permitted (P) and comply with all relevant standards in Table 29.3 in this Chapter.	P
<b>29.4.2</b>	Transport activities that are not listed in this Table.	P
<b>29.4.3</b>	<b>Parking</b> for activities listed in Table 29.4, other than where listed elsewhere in this table.	P
<b>29.4.4</b>	<b>Loading spaces, set down spaces, manoeuvring (including the installation of vehicle turntables), and access</b>	P
<b>29.4.5</b>	<b>Bus shelters, bicycle parking, and development of the active transport network</b>	P
<b>29.4.6</b>	<p><b>Off-site and non-accessory parking used exclusively for the parking of coaches and buses in the Business Mixed Use Zone and Local Shopping Centre Zone</b></p> <p>Control is reserved over:</p> <ol style="list-style-type: none"> <li>Design, external appearance, and landscaping and the resultant potential effects on visual amenity and the quality of the streetscape;</li> <li>Effects on the amenity of adjoining sites' compatibility with surrounding activities;</li> <li>The size and layout of parking spaces and associated manoeuvring areas</li> </ol>	<u>C</u>
<b>29.4.7</b>	<p><b>Off-site parking areas in the Business Mixed Use Zone and Local Shopping Centre Zone, excluding off-site parking used exclusively for the parking of coaches and buses</b></p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>Design, external appearance, and landscaping and the resultant potential effects on visual amenity and the quality of the streetscape.</li> <li>Effects on the amenity of adjoining sites' compatibility with surrounding activities.</li> </ol> <p><b>Advice Note:</b></p> <p>This rule applies to the establishment of new parking areas for the express purpose of providing required parking spaces for specific land-uses, which are located on a different site to the car parking area. It does not apply to instances where a land-use consent seeks to lease or otherwise secure offsite parking spaces within an existing parking area.</p>	RD



	<b>Table 29.1 – Transport related activities outside a road</b>	<b>Activity Status</b>
<b>29.4.8</b>	<p><b>Non-accessory parking, excluding:</b></p> <ul style="list-style-type: none"> <li>- <b>off-site parking in the Business Mixed Use Zone and Local Shopping Centre Zone;</b></li> <li>- <b>non-accessory parking used exclusively for the parking of coaches and buses in the Business Mixed Use Zone and Local Shopping Centre Zone; and</b></li> <li>- <b>off-site parking associated with activities located within Ski Area Sub-Zones.</b></li> </ul> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. Effects on the transport network, including the pedestrian and cycling environment and effects on the feasibility of public transport;</li> <li>b. Effects on land use efficiency and the quality of urban design;</li> <li>c. Location, design and external appearance and effects on visual amenity, the quality of the streetscape and pedestrian environment;</li> <li>d. Effects on safety for its users and the employment of CPTED principles in the design;</li> <li>e. Compatibility with surrounding activities and effects on the amenity of adjoining sites; and</li> <li>f. The provision of electric vehicle charging points/ parking spaces.</li> </ul>	RD
<b>29.4.9</b>	<p><b>Park and Ride and public transport facilities</b></p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. Effects on the transport network, including the pedestrian and cycling environment and effects on the feasibility of public transport;</li> <li>b. Location, design and external appearance and effects on visual amenity and the quality of the streetscape;</li> <li>c. Compatibility with surrounding activities and effects on the amenity of adjoining sites, including consideration of nuisance effects such as noise;</li> <li>d. Effects on the safety of its users and employment of CPTED principles in the design;</li> <li>e. Compatibility with surrounding activities; and</li> <li>f. The provision of electric vehicle charging points/ parking spaces.</li> </ul>	RD
<b>29.4.10</b>	<p><b>Rental vehicle businesses in those zones where commercial activities are permitted</b></p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. Effects on the safety and efficiency of the transport network, resulting from rental vehicles being parked on roads and other public land when not in use;</li> <li>b. Effects on amenity from rental vehicles being parked on roads and other public land when not in use; and</li> <li>c. The amount, location, and management of the vehicle parking/ storage proposed, including the location, accessibility, and legal agreements where parking is not proposed on the same site as the office and reception area.</li> </ul>	RD

	<b>Table 29.1 – Transport related activities outside a road</b>	<b>Activity Status</b>
<b>29.4.11</b>	<p><b>High Traffic Generating Activities</b></p> <p>Any new land-use or subdivision activity, including changes in use that exceeds the traffic generation standards or thresholds set out in Table 29.5; except where the associated trip generation and transport effects of the proposed land use or subdivision are the same, similar, or less, in character, intensity and scale, to those identified in an existing resource consent or district plan provisions that were approved on the basis of an Integrated Transport Assessment.</p> <p>Discretion is restricted to effects on the transport network.</p>	RD
<b>29.4.12</b>	Parking for any activity not listed in Table 29.4 and the activity is not a permitted or controlled activity within the zone in which it is located.	D

	<b>Table 29.2 - Activities within a road</b>	<b>Activity Status</b>
<b>29.4.13</b>	<b>Activities that are not listed in this Table.</b>	D
<b>29.4.14</b>	<p><b>Construction of new transport infrastructure and the operation, use, maintenance, and repair of existing transport infrastructure.</b></p> <p>Advice Note: There are other activities related to the transport function of the road such as signs, utilities, and temporary activities that are also permitted through other district-wide chapters but are not included in the definition of transport infrastructure. pp</p>	P
<b>29.4.15</b>	<b>Public amenities</b>	P
<b>29.4.16</b>	<p><b>Any veranda, balcony, or floor area of a building overhanging a road, where the building is a controlled activity in the adjoining zone.</b></p> <p>For the purpose of this rule, where the road adjoins two different zones, the provisions of the adjoining zone only apply up to the centreline of the road in that location.</p> <p>Control is restricted to those matters listed for buildings in the adjoining zone and:</p> <ol style="list-style-type: none"> <li>a. effects on traffic safety;</li> <li>b. effects on the kerbside movement of high-sided vehicles; and</li> <li>c. effects on the active transport network.</li> </ol>	C
<b>29.4.17</b>	<p><b>Any veranda, balcony, or floor area of a building overhanging a road, where the building is a restricted discretionary activity in the adjoining zone.</b></p> <p>For the purpose of this rule, where the road adjoins two different zones, the provisions of the adjoining zone only apply up to the centreline of the road in that location.</p> <p>Discretion is restricted to those matters listed for buildings in the adjoining zone and:</p> <ol style="list-style-type: none"> <li>a. effects on traffic safety;</li> <li>b. effects on the kerbside movement of high-sided vehicles; and</li> </ol>	RD

	c. effects on the active transport network.	
<b>29.4.18</b>	<p><b>Construction of any unformed road into a formed road for the purpose of vehicular access.</b></p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. The safety and functionality of the road design, including the safety of intersections with existing roads;</li> <li>b. Ongoing maintenance costs of the road design;</li> <li>c. Effects on the environment and/ or character of the surrounding area (including effects from dust, noise and vibration and effects on visual amenity); and</li> <li>d. Effects on the ability to continue to provide safe access for other current and potential users of the unformed legal road, including pedestrians and cyclists.</li> </ul>	RD

## 29.5 Rules - Standards for activities outside roads

	<b>Table 29.3 - Standards for activities outside roads</b>	<b>Non-compliance status</b>
	<b>PARKING AND LOADING</b>	
<b>29.5.1</b>	<p><b>Minimum Parking Requirements</b></p> <p>The number of parking spaces (other than cycle parking) shall be provided in accordance with the minimum parking requirements specified in Table 29.4, except that where consent is required for a High Traffic Generating Activity pursuant to Rule 29.4.10 no minimum parking is required.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. The number of parking spaces provided.</li> <li>b. The allocation of parks to staff/ guests and residents/ visitors.</li> </ul>
<b>29.5.2</b>	<p><b>Location and Availability of Parking Spaces</b></p> <ul style="list-style-type: none"> <li>a. Any parking space required by Table 29.4 or loading space shall be available for staff and visitors during the hours of operation and any staff parking required by this rule shall be marked as such.</li> <li>b. No parking space required by Table 29.4 shall be located on any access or outdoor living space required by the District Plan, such that each parking space required by Table 29.5 shall have unobstructed vehicular access to a road or service lane, except where tandem parking is specifically provided for by Rule 29.5.8.</li> <li>c. Parking spaces and loading spaces may be served by a common manoeuvring area (which may include</li> </ul>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. The long term availability of parking spaces for staff and visitors.</li> <li>b. The location of parking spaces and manoeuvring areas within a site.</li> <li>c. The proportion of spaces proposed off-site in zones other than the</li> </ul>

	Table 29.3 - Standards for activities outside roads	Non-compliance status
	<p>the installation of vehicle turntables), which shall remain unobstructed.</p> <p>d. The following activities may provide some or all of the parking spaces required by Table 29.4 off-site (on a different site to that which the land-use activity is located on),</p> <ul style="list-style-type: none"> <li>(i) Residential units and visitor accommodation units or activities in any High Density Residential Zone, Medium Density Residential Zone, or Business Mixed Use Zone is located within 800m of an established public transport facility or a public transport facility identified on any Council Active Transport Network Plan may provide, all of the car parking required off-site.</li> <li>(ii) some or all coach parking required by Table 29.4 in relation to visitor accommodation activity may be provided off-site.</li> <li>(iii) all other residential activity and visitor accommodation activity not captured by 29.5.2(d)(i) may provide up to one-third of the parking spaces required by Table 29.4 off-site.</li> <li>(iv) all activities other than residential and visitor accommodation activity in the Business Mixed Use Zone may provide all of the car parking required off-site.</li> <li>(v) off-site parking spaces provided in accordance with the above rules 29.5.2(d)(i)-(iv) must be: <ul style="list-style-type: none"> <li>i. dedicated to the units or rooms or floor space within the development; and</li> <li>ii. located so that all the “off-site” car parking spaces allocated to the development are within an 800m walking distance of the boundary of the development. This does not apply to coach parking;</li> <li>iii. not located on a private road or public road; and</li> <li>iv. secured by a legally binding agreement attached to the relevant land titles that guarantees the continued availability of the parking for the units the off-site parking is intended to serve.</li> </ul> </li> </ul> <p>•</p>	<p>High Density Residential Zone, Medium Density Residential Zone, or Business Mixed Use Zone.</p> <p>d. The location, accessibility, and legal agreements proposed.</p>

	<b>Table 29.3 - Standards for activities outside roads</b>	<b>Non-compliance status</b>								
<b>29.5.3</b>	<p><b>Size of Parking Spaces and layout</b></p> <p>a. All required parking spaces and associated manoeuvring areas are to be designed and laid out in accordance with the Car Parking Layout requirements of Table 29.6, Table 29.7, and Diagram 3 (car space layouts) of Schedule 29.2.</p> <p>This standard does not apply to parking, loading and associated access areas for Ski Area Activities in the Ski Area Subzone.</p> <p>b. The installation of a vehicle turntable for residential units and residential flats is an acceptable alternative to achieve the required turning manoeuvres of the swept path Diagram 4.</p> <p><b>Advice note:</b> Refer to Rule 29.5.8 for additional design requirements of residential parking spaces.</p>	<p>RD</p> <p>Discretion is restricted to the size and layout of parking spaces and associated manoeuvring areas.</p>								
<b>29.5.4</b>	<p><b>Gradient of Parking Spaces and Parking Areas</b></p> <p>Parking spaces and parking areas shall have a gradient of no more than 1 in 20 in any one direction.</p>	<p>RD</p> <p>Discretion is restricted to the gradient of the parking space and parking area.</p>								
<b>29.5.5</b>	<p><b>Mobility Parking spaces</b></p> <p>a. Other than in relation to residential units and visitor accommodation with less than 6 guests, wherever an activity requires parking to be provided, mobility parking spaces shall be provided in accordance with the following minimum standards:</p> <table border="1" data-bbox="411 1384 1098 1711"> <thead> <tr> <th><b>Total number of parks to be provided by the activity or activities on the site</b></th> <th><b>Minimum number of mobility parking spaces required</b></th> </tr> </thead> <tbody> <tr> <td>1 to 10 spaces:</td> <td>1 space</td> </tr> <tr> <td>11 to 100 spaces:</td> <td>2 spaces</td> </tr> <tr> <td>More than 100 spaces</td> <td>2 spaces plus 1 space for every additional 50 parking spaces provided</td> </tr> </tbody> </table> <p>b. Mobility parking spaces shall be:</p> <p>(i) on a level surface;</p> <p>(ii) clearly signposted;</p> <p>(iii) located on the same site as the activity;</p>	<b>Total number of parks to be provided by the activity or activities on the site</b>	<b>Minimum number of mobility parking spaces required</b>	1 to 10 spaces:	1 space	11 to 100 spaces:	2 spaces	More than 100 spaces	2 spaces plus 1 space for every additional 50 parking spaces provided	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. The number, location, and design of mobility parking spaces, including the accessibility of the spaces to the building(s); and</p> <p>b. Effectiveness of the associated signage.</p>
<b>Total number of parks to be provided by the activity or activities on the site</b>	<b>Minimum number of mobility parking spaces required</b>									
1 to 10 spaces:	1 space									
11 to 100 spaces:	2 spaces									
More than 100 spaces	2 spaces plus 1 space for every additional 50 parking spaces provided									

	<b>Table 29.3 - Standards for activities outside roads</b>	<b>Non-compliance status</b>								
	<p>(iv) be as close as practicable to the building entrance; and</p> <p>(v) be accessible to the building via routes that give direct access from the car park to the building.</p>									
<b>29.5.6</b>	<p><b>Drop off/ pick up (set down) areas in all zones except in the Queenstown Town Centre Zone, the Wanaka Town Centre Zone, and the Arrowtown Town Centre Zone</b></p> <p>a. All day care facilities, educational activities, and healthcare facilities must provide drop off/ pick up (set down) areas to allow vehicles to drop off and pick up children, students, elderly persons, or patients in accordance with the following standards:</p> <table border="1" data-bbox="392 896 1099 1464"> <tbody> <tr> <td data-bbox="392 896 719 1025">(i) A day care facility designed to cater for six or more children/ persons</td> <td data-bbox="719 896 1099 1025">1 drop-off/ pick up car space per 5 persons that the facility designed to cater for (excluding staff).</td> </tr> <tr> <td data-bbox="392 1025 719 1223">(ii) A primary or intermediate school</td> <td data-bbox="719 1025 1099 1223">1 drop-off/ pick up space per 5 students that the school designed to cater for and 1 bus space per 200 students where school bus services are provided.</td> </tr> <tr> <td data-bbox="392 1223 719 1391">(iii) A secondary school</td> <td data-bbox="719 1223 1099 1391">1 drop-off/ pick up space per 10 students that the school designed to cater for and 1 bus space per 200 students where school bus services are provided.</td> </tr> <tr> <td data-bbox="392 1391 719 1464">(iv) A health care facility or hospital</td> <td data-bbox="719 1391 1099 1464">1 drop-off/ pick up space per professional staff</td> </tr> </tbody> </table> <p>b. In calculating the total number of drop-off/ pick up car spaces required, where the required amount results in a fraction of a space less than 0.5 it shall be disregarded and where the fraction is 0.5 or higher, then the requirement shall be rounded up to the next highest whole number and where there are two activities on one site (such as healthcare and day care) the total required shall be combined prior to rounding.</p>	(i) A day care facility designed to cater for six or more children/ persons	1 drop-off/ pick up car space per 5 persons that the facility designed to cater for (excluding staff).	(ii) A primary or intermediate school	1 drop-off/ pick up space per 5 students that the school designed to cater for and 1 bus space per 200 students where school bus services are provided.	(iii) A secondary school	1 drop-off/ pick up space per 10 students that the school designed to cater for and 1 bus space per 200 students where school bus services are provided.	(iv) A health care facility or hospital	1 drop-off/ pick up space per professional staff	<p>RD</p> <p>Discretion is restricted to effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment.</p>
(i) A day care facility designed to cater for six or more children/ persons	1 drop-off/ pick up car space per 5 persons that the facility designed to cater for (excluding staff).									
(ii) A primary or intermediate school	1 drop-off/ pick up space per 5 students that the school designed to cater for and 1 bus space per 200 students where school bus services are provided.									
(iii) A secondary school	1 drop-off/ pick up space per 10 students that the school designed to cater for and 1 bus space per 200 students where school bus services are provided.									
(iv) A health care facility or hospital	1 drop-off/ pick up space per professional staff									

	Table 29.3 - Standards for activities outside roads	Non-compliance status
29.5.7	<p><b>Reverse manoeuvring for any day care facility, educational facility, or healthcare facility</b></p> <p>a. Where on-site manoeuvring area or drop off/ pick up (set down) areas are required, these shall be located and designed to ensure that no vehicle is required to reverse onto or off any road.</p> <p><b>Reverse Manoeuvring of heavy vehicles</b></p> <p>b. Where heavy vehicle parking spaces, on-site manoeuvring, and loading areas are required, these shall be designed and located to ensure that no heavy vehicle is required to reverse manoeuvre from (or onto) any site or service lane onto (or from) any road.</p> <p>c. Where a service lane does not meet the definition of a 'road', a heavy vehicle can reverse onto (or from) a site from (or onto) a service lane but this does not enable a heavy vehicle to then reverse from that service lane onto a road.</p> <p><b>Reverse Manoeuvring, other than where regulated by 29.5.7a to 29.5.7c above</b></p> <p>d. On-site manoeuvring shall be provided to ensure that no vehicle is required to reverse onto or off any State Highway or arterial road.</p> <p>e. On-site manoeuvring shall be provided for a B85 vehicle to ensure that no such vehicle is required to reverse either onto or off any collector road where:</p> <ul style="list-style-type: none"> <li>(i) the frontage road speed limit is 80km/h or greater, or</li> <li>(ii) six or more parking spaces are to be serviced by a single accessway; or</li> <li>(iii) three or more residential units share a single accessway; or</li> <li>(iv) the activity is on a rear site.</li> </ul> <p>f. On-site manoeuvring shall be provided for a B85 vehicle to ensure that no such vehicle is required to reverse either onto or off any local road where:</p> <ul style="list-style-type: none"> <li>(i) ten or more parking spaces are to be serviced by a single accessway, or</li> <li>(ii) five or more residential units share a single accessway, or</li> <li>(iii) the activity is on a rear site.</li> </ul>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment.</li> <li>b. The design and location of required parking spaces, loading spaces, and on-site manoeuvring areas.</li> </ul>

	<b>Table 29.3 - Standards for activities outside roads</b>	<b>Non-compliance status</b>
	<p>g. Where on-site manoeuvring areas are required, a B85 vehicle shall be able to manoeuvre in and out of any required parking space other than parallel parking spaces, with only one reverse manoeuvre, except:</p> <p>(i) Where such parking spaces are in the immediate vicinity of access driveways, ramps, and circulation roadways, a B99 vehicle shall be able to manoeuvre out of those parking spaces with only one reverse manoeuvre.</p> <p>h. The installation of a vehicle turntable for residential units and residential flats is an acceptable alternative to achieve the required turning manoeuvres illustrated in the swept path diagram 4, in Schedule 29.2.</p> <p>Note: Diagram 4 in Schedule 29.2 provides the vehicle swept path designs for B85 and B99 vehicles and for various heavy vehicle types.</p>	
<b>29.5.8</b>	<p><b>Residential Parking Space Design</b></p> <p>a. The minimum width of the entrance to a single garage shall be no less than 2.4 m.</p> <p>b. The minimum length of a garage shall be 5.5m.</p> <p>c. Where a car space is proposed between a garage door and the road boundary, the minimum length of this car space shall be 5.5m.</p> <p>d. Where onsite manoeuvring is required, the minimum manoeuvring area between the road boundary and the garage entrance shall be designed to accommodate a B85 design vehicle.</p> <p>e. Where two parking spaces are provided for on a site containing only a single visitor accommodation unit or a single residential unit, which may also include a single residential flat, the parking spaces may be provided in tandem.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. The design of residential parking spaces.</p> <p>b. Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment.</p>
<b>29.5.9</b>	<p><b>Queuing</b></p> <p>a. On-site queuing space shall be provided for all vehicles entering a parking or loading area in accordance with the following:</p>	<p>RD</p> <p>Discretion is restricted to effects on safety, efficiency, congestion, and amenity of the site and of the transport</p>



Table 29.3 - Standards for activities outside roads		Non-compliance status												
	<table border="1"> <thead> <tr> <th>Number of parking spaces</th> <th>Minimum queuing length</th> </tr> </thead> <tbody> <tr> <td>3 – 20</td> <td>6m</td> </tr> <tr> <td>21 – 50</td> <td>12m</td> </tr> <tr> <td>51 – 100</td> <td>18m</td> </tr> <tr> <td>101 – 150</td> <td>24m</td> </tr> <tr> <td>151 or over</td> <td>30m</td> </tr> </tbody> </table> <p>b. Where the parking area has more than one access the required queuing space may be divided between the accesses based on the expected traffic volume served at each access point.</p> <p>c. Queuing space length shall be measured from the road boundary at the vehicle crossing to the nearest vehicle control point</p>	Number of parking spaces	Minimum queuing length	3 – 20	6m	21 – 50	12m	51 – 100	18m	101 – 150	24m	151 or over	30m	network, including the pedestrian and cycling environment.
Number of parking spaces	Minimum queuing length													
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101 – 150	24m													
151 or over	30m													
<b>29.5.10</b>	<p><b>Loading Spaces</b></p> <p>a. Off-street loading shall be provided in accordance with this standard on every site in the Business Mixed Use Zone, the Town Centre zones, and the Local Shopping Centre Zone, except in relation to unstaffed utility sites and on sites where access is only available from the following roads:</p> <ul style="list-style-type: none"> <li>• Queenstown Mall</li> <li>• Beach Street</li> <li>• Shotover Street</li> <li>• Camp Street</li> <li>• Rees Street</li> <li>• Marine Parade</li> <li>• Church Street</li> <li>• Earl Street</li> <li>• Ballarat Street</li> <li>• Memorial Street</li> <li>• Helwick Street</li> <li>• Buckingham Street.</li> </ul> <p>b. Every loading space shall meet the following dimensions:</p> <table border="1"> <thead> <tr> <th>Activity</th> <th>Minimum size</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Activity	Minimum size			<p>RD</p> <p>Discretion is restricted to:</p> <p>a. The location, size, and design of the loading space and associated manoeuvring.</p> <p>b. Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment.</p>								
Activity	Minimum size													

<b>Table 29.3 - Standards for activities outside roads</b>		<b>Non-compliance status</b>						
	<table border="1"> <tr> <td>(i).</td> <td>Offices and activities of less than 1500m<sup>2</sup> floor area not handling goods and where on-street parking for occasional delivery is available.</td> <td>6m length 3m wide 2.6m high</td> </tr> <tr> <td>(ii)</td> <td>All other activities except residential, visitor accommodation, and those listed in Rule 29.5.13(ii)(a) above.</td> <td>9m length 3.5m wide 4.5m high</td> </tr> </table> <p>c. Notwithstanding the above:</p> <p>(i) Where articulated trucks are used in connection with any site sufficient space not less than 20m in depth shall be provided.</p> <p>(ii) Each loading space required shall have unobstructed vehicular access to a road or service lane.</p> <p>(iii) Parking areas and loading areas may be served in whole or in part by a common manoeuvre area, which shall remain unobstructed.</p>	(i).	Offices and activities of less than 1500m <sup>2</sup> floor area not handling goods and where on-street parking for occasional delivery is available.	6m length 3m wide 2.6m high	(ii)	All other activities except residential, visitor accommodation, and those listed in Rule 29.5.13(ii)(a) above.	9m length 3.5m wide 4.5m high	
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<b>29.5.11</b>	<p><b>Surface of Parking Spaces, Parking Areas, and Loading Spaces</b></p> <p>a. The surface of all parking, loading and associated access areas and spaces shall be formed, sealed, or otherwise maintained so as to avoid creating a dust or noise nuisance, to avoid water ponding on the surface, and to avoid run-off onto adjoining roads.</p> <p>b. The first 10m of such areas, as measured from the edge of the traffic lane, shall be formed and surfaced to ensure that material such as mud, stone chips or gravel is not carried onto any footpath, road or service lane.</p> <p>These standards do not apply to parking, loading and associated access areas for Ski Area Activities in the Ski Area Subzone.</p>	<p>RD</p> <p>Discretion is restricted to effects on the efficient use and maintenance, safety, and amenity of the site and of the transport network, including the pedestrian and cycling environment.</p>						
<b>29.5.12</b>	<p><b>Lighting of parking areas</b></p> <p>a. Excluding parking areas accessory to residential activity, where a parking area provides for 10 or more parking spaces, which are likely to be used during the</p>	<p>RD</p>						

	<b>Table 29.3 - Standards for activities outside roads</b>	<b>Non-compliance status</b>
	<p>hours of darkness, the parking and manoeuvring areas and associated pedestrian routes shall be adequately lit.</p> <p>b. Such lighting shall be designed in accordance with the Queenstown Lakes District Council Southern Light Part One - A Lighting Strategy (March 2017) and Queenstown Lakes District Council Southern Light Part Two – Technical Specifications (March 2017).</p> <p>c. Such lighting shall not result in a greater than 10 lux spill (horizontal or vertical) of light onto any adjoining site within the Business Mixed Use Zone, the Town Centre Zones, and the Local Shopping Centre Zone, measured at any point inside the boundary of any adjoining site. or</p> <p>d. Such lighting shall not result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining site that is zoned High Density Residential, Medium Density Residential, Low Density Residential, or Airport Zone (Wanaka) measured at any point more than 2m inside the boundary of the adjoining site.</p>	<p>Discretion is restricted to:</p> <p>a. Effects on the safety and amenity of pedestrian, cyclists, and motorists using the parking area.</p> <p>b. Effects from the lighting on adjoining sites.</p>
<b>29.5.13</b>	<p><b>Bicycle parking and the provision of lockers and showers</b></p> <p>Bicycle parking, lockers, and showers shall be provided in accordance with the minimum requirements specified in Table 29.7 and the layout of short term bicycle parking, including aisle depth, shall have minimum dimensions presented in Diagram 5 (bicycle layouts) of Schedule 29.2.</p> <p><b>Advice note:</b> Further guidance on alternative bicycle parking layouts such as hanging bikes is presented in the Cycle Facilities Guidelines, QLDC 2009.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. The amount, location, and design of the cycle parks, charging areas, lockers, and showers proposed.</p> <p>b. Effects on the mode share of those walking and cycling to and from the location.</p>

	Table 29.3 - Standards for activities outside roads	Non-compliance status									
	<b>ACCESS</b>										
<b>29.5.14</b>	<p><b>Access and Road Design</b></p> <p>a. All vehicular access to fee simple title lots, cross lease, unit title or leased premises shall be in accordance with Table 3.2 (Road Design Standards) of the QLDC Land Development and Subdivision Code of Practice 2018, including the notes within Table 3.2 and Appendices E and F; except as provided for in 29.5.14b below.</p> <p>b. All shared private vehicular accesses serving residential units and/ or visitor accommodation units in the High Density Residential Zone, Medium Density Residential Zone, and Low Density Residential Zone shall comply with the following standards:</p> <p>(i)</p> <table border="1"> <thead> <tr> <th>The greater of the actual number of units proposed to be serviced or the potential number of units able to be serviced by the permitted density.</th> <th>Formed width (m)</th> <th>Minimum legal width (m)</th> </tr> </thead> <tbody> <tr> <td>1 to 6</td> <td>2.75 - 3.0</td> <td>4.0</td> </tr> <tr> <td>7 to 12</td> <td>5.5 - 5.7</td> <td>6.7</td> </tr> </tbody> </table> <p>(ii) Except;</p> <p>i. where a shared vehicle access for 1 to 6 units adjoins a State Highway, arterial, or collector road, it shall have a formed width of 5.5m - 5.7m and a legal width of at least 6.7m for a minimum length of 6m, as measured from the legal road boundary.</p> <p>ii. To allow vehicles to pass, formed access widths for 1 to 6 units shall include widening to not less than 5.5 m over a 15m length at no more than 50 m spacing (measured from the end of one passing bay to the beginning of the next).</p> <p>iii. The above access width rules do not apply at the time of subdivision to any developments authorised and given effect to by a land-use consent as at the date these provisions are made operative.</p>	The greater of the actual number of units proposed to be serviced or the potential number of units able to be serviced by the permitted density.	Formed width (m)	Minimum legal width (m)	1 to 6	2.75 - 3.0	4.0	7 to 12	5.5 - 5.7	6.7	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment.</p> <p>b. The design of the access, including the width of the formed and legal width.</p> <p>c. The on-going management and maintenance of the access.</p> <p>d. Urban design outcomes</p> <p>e. The vesting of the access in Council</p>
The greater of the actual number of units proposed to be serviced or the potential number of units able to be serviced by the permitted density.	Formed width (m)	Minimum legal width (m)									
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	<b>Table 29.3 - Standards for activities outside roads</b>	<b>Non-compliance status</b>												
	<p>c. No private way or private vehicle access or shared access in any zone shall serve sites with a potential to accommodate more than 12 units on the site and adjoining sites.</p> <p>d. Private shared vehicle accesses shall have legally enforceable arrangements for maintenance put in place at the time they are created.</p> <p>e. All vehicle access design shall comply with Schedule 29.2.</p> <p>f. The above access width rules do not apply to existing private shared vehicle accessways for the purpose of controlling the number of units that may be built using the accessways, unless the total land served by the accessway could provide for more than 12 units.</p> <p><b>Advice notes:</b></p> <p>The calculation of maximum developable capacity shall require, where necessary, the creation of sections to serve as future accessway extensions to link to other sites beyond the immediate development. As there is no maximum density provision in the High Density Residential Zone, it is not possible to calculate the maximum developable capacity and, as such, the number of units shall be taken as the total number proposed to be serviced by the access, including any existing units.</p>													
<b>29.5.15</b>	<p><b>Width and design of vehicle crossings - urban zones</b></p> <p>a. The following vehicle crossing widths shall apply as measured at the property boundary:</p> <table border="1" data-bbox="395 1440 1102 1641"> <thead> <tr> <th data-bbox="395 1440 624 1514">Land use</th> <th colspan="2" data-bbox="624 1440 1102 1514">Width of crossing(m) at the property boundary</th> </tr> <tr> <td data-bbox="395 1514 624 1554"></td> <th data-bbox="624 1514 852 1554">Minimum</th> <th data-bbox="852 1514 1102 1554">Maximum</th> </tr> </thead> <tbody> <tr> <td data-bbox="395 1554 624 1594">a. Residential</td> <td data-bbox="624 1554 852 1594">3.0</td> <td data-bbox="852 1554 1102 1594">6.0</td> </tr> <tr> <td data-bbox="395 1594 624 1641">b. Other</td> <td data-bbox="624 1594 852 1641">4.0</td> <td data-bbox="852 1594 1102 1641">9.0</td> </tr> </tbody> </table> <p>b. Vehicle crossings in all zones other than in those rural zones which are regulated by Rule 29.5.16 shall comply with Diagram 2 and with either Diagram 6 or 7 in Schedule 29.2, depending on the activity served by the access, such that:</p> <p>(i) the access crosses the property boundary at an angle of between 45 degrees and 90 degrees;</p>	Land use	Width of crossing(m) at the property boundary			Minimum	Maximum	a. Residential	3.0	6.0	b. Other	4.0	9.0	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment.</p> <p>b. The location, design, and width of the vehicle crossing.</p>
Land use	Width of crossing(m) at the property boundary													
	Minimum	Maximum												
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	<b>Table 29.3 - Standards for activities outside roads</b>	<b>Non-compliance status</b>																									
	<p>(ii) the vehicle crossing intersects with the carriageway at an angle of 90 degrees plus or minus 15 degrees;</p> <p>(iii) roading drainage shall be continuous across the length of the crossing;</p> <p>(iv) all vehicular accessways adjacent to State Highways shall be sealed from the edge of the carriageway to the property boundary.</p> <p>c. For vehicle crossings in all zones other than in those rural zones which are regulated by Rule 29.5.16, the width of the vehicle crossings at the kerb shall be 1.0m wider than the width at the boundary.</p> <p>d. All vehicle crossings in all zones other than in those rural zones which are regulated by Rule 29.5.16 shall be located at least 500mm from any internal property boundary and from any other vehicle crossing on the same site.</p>																										
<b>29.5.16</b>	<p><b>Design of vehicle crossings – Rural Zone, Rural Residential Zone, Rural Lifestyle Zone, Wakatipu Basin Rural Amenity Zone, and the Wakatipu Basin Lifestyle Precinct</b></p> <p>Vehicle crossings providing access to a road in the Rural Zone, Rural Residential Zone, Rural Lifestyle Zone, and Wakatipu Basin Rural Amenity Zone, and the Wakatipu Basin Lifestyle Precinct shall comply with Diagram 2 and with either Diagram 8, 9, or 10 of Schedule 29.2, as determined by the following standards, except that in relation to vehicular crossings providing access to a State Highway reference to Diagram 9 shall be replaced with Diagram 10.</p> <table border="1"> <thead> <tr> <th>Type of traffic using access (&gt;1 heavy vehicle movement per week)</th> <th>Volume of traffic using accessway (ecm/ day)</th> <th>Volume of traffic using road (vpd)</th> <th>Access type required</th> </tr> </thead> <tbody> <tr> <td rowspan="6">No</td> <td rowspan="2">1-30</td> <td>&lt; 10,000</td> <td>Diagram 8</td> </tr> <tr> <td>&gt;= 10,000</td> <td>Diagram 9</td> </tr> <tr> <td rowspan="2">31-100</td> <td>&lt; 10,000</td> <td>Diagram 8</td> </tr> <tr> <td>&gt;= 10,000</td> <td>Diagram 9</td> </tr> <tr> <td>101+</td> <td>All</td> <td>Diagram 10</td> </tr> <tr> <td rowspan="2">Yes</td> <td>1-30</td> <td>All</td> <td>Diagram 8</td> </tr> <tr> <td>31-100+</td> <td>All</td> <td>Diagram 9</td> </tr> </tbody> </table>	Type of traffic using access (>1 heavy vehicle movement per week)	Volume of traffic using accessway (ecm/ day)	Volume of traffic using road (vpd)	Access type required	No	1-30	< 10,000	Diagram 8	>= 10,000	Diagram 9	31-100	< 10,000	Diagram 8	>= 10,000	Diagram 9	101+	All	Diagram 10	Yes	1-30	All	Diagram 8	31-100+	All	Diagram 9	<p>RD</p> <p>Discretion is restricted to: effects on safety, efficiency, and amenity of the transport network, including the pedestrian and cycling environment.</p>
Type of traffic using access (>1 heavy vehicle movement per week)	Volume of traffic using accessway (ecm/ day)	Volume of traffic using road (vpd)	Access type required																								
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	<b>Table 29.3 - Standards for activities outside roads</b>	<b>Non-compliance status</b>																	
	<p><b>Advice note:</b></p> <p>In the absence of undertaking a traffic survey for the purpose of the application, the Council's traffic count data can be supplied on request and relied on to determine the vehicles per day using the road.</p>																		
<b>29.5.17</b>	<p><b>Maximum Gradient for Vehicle Access</b></p> <p>a. The maximum gradient for any private way used for vehicle access shall be 1 in 6.</p> <p>b. In residential zones where a private way serves no more than 2 residential units the maximum gradient may be increased to 1 in 5 provided:</p> <p>(i) The average gradient over the full length of the private way does not exceed 1 in 6; and</p> <p>(ii) The maximum gradient is no more than 1 in 6 within 6m of the road boundary; and</p> <p>(iii) The private way is sealed with a non-slip surfacing. For the purpose of this rule gradient (maximum and average) shall be measured on the centreline of the access.</p> <p>c. The vehicle break-over angles shown in Diagram 2 of Schedule 29.2 shall not be exceeded over any part of the width of the vehicle access/ crossing.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. Effects on the efficiency of land-use, safety and maintenance of the access and of the adjoining transport network.</p> <p>b. Effects on congestion resulting from any inability of cars or certain types of cars to readily use the access.</p> <p>c. Effects on the ability to provide adequate emergency vehicle access to the property/ properties.</p>																	
<b>29.5.18</b>	<p><b>Minimum Sight Distances from Vehicle Access on all roads other than State Highways</b></p> <p>a. The following minimum sight distances from any access, shall be complied with, as measured from the points shown on Diagram 11 of Schedule 29.2:</p> <table border="1" data-bbox="408 1653 1082 1966"> <thead> <tr> <th rowspan="2">Posted speed limit (km/hr)</th> <th colspan="2">Sight distance (m)</th> </tr> <tr> <th>Residential Activity</th> <th>Other Activities</th> </tr> </thead> <tbody> <tr> <td>50</td> <td>45</td> <td>80</td> </tr> <tr> <td>60</td> <td>65</td> <td>105</td> </tr> <tr> <td>70</td> <td>85</td> <td>140</td> </tr> <tr> <td>80</td> <td>115</td> <td>175</td> </tr> </tbody> </table>	Posted speed limit (km/hr)	Sight distance (m)		Residential Activity	Other Activities	50	45	80	60	65	105	70	85	140	80	115	175	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment.</li> </ul>
Posted speed limit (km/hr)	Sight distance (m)																		
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90	140	210																							
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<b>29.5.19</b>	<p><b>Minimum Sight Distances from Vehicle Access onto State Highways</b></p> <p>The following minimum sight distances from any access, shall be complied with, as measured from the points shown on Diagram 11 of Schedule 29.2:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: center;">Posted speed limit (km/hr)</th> <th style="text-align: center;">Sight distance (m)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">50</td> <td style="text-align: center;">113</td> </tr> <tr> <td style="text-align: center;">60</td> <td style="text-align: center;">140</td> </tr> <tr> <td style="text-align: center;">70</td> <td style="text-align: center;">170</td> </tr> <tr> <td style="text-align: center;">80</td> <td style="text-align: center;">203</td> </tr> <tr> <td style="text-align: center;">90</td> <td style="text-align: center;">240</td> </tr> <tr> <td style="text-align: center;">100</td> <td style="text-align: center;">282</td> </tr> </tbody> </table>	Posted speed limit (km/hr)	Sight distance (m)	50	113	60	140	70	170	80	203	90	240	100	282	<p style="text-align: center;">RD</p> <p>Discretion is restricted to the effects on the safety of the transport network.</p>									
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90	240																								
100	282																								
<b>29.5.20</b>	<p><b>Maximum Number of Vehicle Crossings</b></p> <p>The following maximum number of crossings shall be complied with:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th rowspan="2" style="text-align: center;">Frontage length (m)</th> <th colspan="3" style="text-align: center;">Type of road frontage</th> </tr> <tr> <th style="text-align: center;">Local</th> <th style="text-align: center;">Collector</th> <th style="text-align: center;">Arterial</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">0 - 18</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">19 - 60</td> <td style="text-align: center;">2</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">61 - 100</td> <td style="text-align: center;">3</td> <td style="text-align: center;">2</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">Greater than 100</td> <td style="text-align: center;">3</td> <td style="text-align: center;">3</td> <td style="text-align: center;">2</td> </tr> </tbody> </table> <p><b>Advice note:</b> This Rule does not apply to State highways which are, instead, subject to Rule 29.5.21.</p>	Frontage length (m)	Type of road frontage			Local	Collector	Arterial	0 - 18	1	1	1	19 - 60	2	1	1	61 - 100	3	2	1	Greater than 100	3	3	2	<p style="text-align: center;">RD</p> <p>Discretion is restricted to effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment.</p>
Frontage length (m)	Type of road frontage																								
	Local	Collector	Arterial																						
0 - 18	1	1	1																						
19 - 60	2	1	1																						
61 - 100	3	2	1																						
Greater than 100	3	3	2																						



	<b>Table 29.3 - Standards for activities outside roads</b>	<b>Non-compliance status</b>																
<b>29.5.21</b>	<p><b>Minimum distance between vehicle crossings onto State Highways</b></p> <p>a. The minimum distance between any two vehicle crossings onto any State Highway, regardless of the side of the road on which they are located and whether they are single or combined, shall be:</p> <p>(i) 40 metres where the posted speed is equal to or lower than 70 km/h</p> <p>(ii) 100 metres where the posted speed is 80 km/h</p> <p>(iii) 200 metres where the posted speed is 100 km/h.</p>	<p>RD</p> <p>Discretion is restricted to effects on the efficiency of land-use and the safety and efficiency of the transport network, including the pedestrian and cycling environment.</p>																
<b>29.5.22</b>	<p><b>Minimum distances of Vehicle Crossings from Intersections</b></p> <p>a. No part of any vehicle crossing shall be located closer to the intersection of any roads than the following minimum distances permitted below and as shown in Diagram 12 of Schedule 29.2:</p> <p>b. Roads with a speed limit of less than 70 km/hr:</p> <table border="1"> <thead> <tr> <th>Frontage Road</th> <th>Minimum Distance (m) from intersecting road</th> </tr> </thead> <tbody> <tr> <td>Arterial</td> <td>40</td> </tr> <tr> <td>Collector</td> <td>30</td> </tr> <tr> <td>Local</td> <td>25</td> </tr> </tbody> </table> <p>c. Roads with a speed limit equal to or greater than 70 km/ hr:</p> <table border="1"> <thead> <tr> <th>Frontage Road</th> <th>Minimum Distance (m) from intersecting road</th> </tr> </thead> <tbody> <tr> <td>Arterial</td> <td>100</td> </tr> <tr> <td>Collector</td> <td>60</td> </tr> <tr> <td>Local</td> <td>50</td> </tr> </tbody> </table> <p>d. Except that where the boundaries of the site do not enable a conforming vehicle crossing to be provided, a single vehicle crossing may be constructed provided it is located 0.5m from the internal boundary of the site in the position that most closely complies with the above provisions.</p> <p><b>Advice notes:</b></p> <p>1. Distances shall be measured parallel to the centre line of the carriageway of the frontage road from the centre line of</p>	Frontage Road	Minimum Distance (m) from intersecting road	Arterial	40	Collector	30	Local	25	Frontage Road	Minimum Distance (m) from intersecting road	Arterial	100	Collector	60	Local	50	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. Effects on the efficiency of land-use and the safety and efficiency of the transport network, including the pedestrian and cycling environment.</p> <p>b. Urban design outcomes</p> <p>c. The efficiency of the land-use or subdivision layout</p>
Frontage Road	Minimum Distance (m) from intersecting road																	
Arterial	40																	
Collector	30																	
Local	25																	
Frontage Road	Minimum Distance (m) from intersecting road																	
Arterial	100																	
Collector	60																	
Local	50																	

	<b>Table 29.3 - Standards for activities outside roads</b>	<b>Non-compliance status</b>
	<p>the intersecting road. Where the roadway is median divided the edge of the dividing strip nearest to the vehicle crossing shall for the purposes of this control be deemed the centre line.</p> <p>2. This Rule does not apply to State highways which are, instead, subject to Rule 29.5.23.</p>	
<b>29.5.23</b>	<p><b>Minimum distances of Vehicle Crossings from Intersections onto State Highways</b></p> <p>a. No part of any vehicle crossing shall be located closer to the intersection of any state highway than the following minimum distances permitted below and as shown in Diagram 12 of Schedule 29.2:</p> <p>(i) 30 metres where the posted speed is less than 70 km/ h</p> <p>(ii) 100 metres where the posted speed is equal to or greater than 70 km/ h</p> <p>(iii) 200 metres where the posted speed is equal to or greater than 90 km/ h.</p>	<p>RD</p> <p>Discretion is restricted to effects on the efficiency of land-use and the safety and efficiency of the transport network, including the pedestrian and cycling environment.</p>
<b>29.5.24</b>	<p><b>Service Stations</b></p> <p>a. All service stations shall comply with the following rules:</p> <p>b. The canopy shall be setback 2m from the road boundary.</p> <p>c. Accessways into Service Stations shall comply with the following minimum separation distances from other driveways.</p> <p>(i) Between driveways for residential activities - 7.5m</p> <p>(ii) Between driveways for other activities - 15m</p> <p>d. The width of any driveway into a Service Station shall comply with the following:</p> <p>(i) One way - 4.5m min and 6.0m max.</p> <p>(ii) Two way: - 6.0m min and 9.0m max.</p> <p>e. Any one-way entrance or exit shall be signposted as such.</p>	<p>RD</p> <p>Discretion is restricted to effects on the efficiency of land-use and the safety and efficiency of the transport network, including the pedestrian and cycling environment.</p>

	<b>Table 29.3 - Standards for activities outside roads</b>	<b>Non-compliance status</b>
	<p>f. The road boundary of the site shall be bordered by a nib wall or other device to control traffic flows and to clearly define entrance and exit points</p> <p>g. Pumps shall be located a minimum of 4.5m from the road boundary and 12m from the midpoint of any vehicle crossing at the road boundary. All vehicles shall be clear of the footpath and accessways when stopped for refuelling</p> <p>h. A minimum path width of 4.5m and a minimum inside turning radius of at least 7.5m shall be provided for vehicles through the service station forecourt, except that for pumps which are not proposed to be used by heavy vehicles, the minimum path width required is 3.5m.</p> <p>i. Tanker access to bulk tank filling positions shall ensure tankers drive in and out in a forward direction, without the need for manoeuvring either on the site or adjacent roadways. Where this cannot be achieved tankers shall be able to be manoeuvred so they can drive out in a forward direction.</p> <p>j. Tankers discharging shall not obstruct the footpath</p>	

## **29.6 Non-Notification of Applications**

**29.6.1 All applications for controlled activities shall not require the written consent of other persons and shall not be notified or limited notified.**

**29.6.2 Any application for resource consent for the following restricted discretionary activities shall not be notified but may require the written consent of other persons and may be limited notified:**

- a. Park and Ride.
- b. Access to the State Highway.

## **29.7 Assessment Matters**

**29.7.1 In considering whether or not to grant consent or impose conditions on a resource consent, the Council shall have regard to, but not be limited by, the following assessment matters.**

**29.7.2 Discretionary Activity and Restricted Discretionary Activity - Non-accessory parking, excluding off-site parking.**

29.7.2.1 Whether and to what extent the non-accessory parking will:

- a. not undermine the success of the public transport system or discourage people from walking or cycling;
- b. consolidate and rationalise parking provision;
- c. result in more efficient land use within the general locality or better enable the planned growth and intensification enabled by the zone;
- d. improve the quality of the streetscape and amenity by, for example, removing on street parking or providing for some of the required parking to be provided off site;
- e. cater for an existing or projected undersupply of parking in the locality. Related to this is:
  - (i) a consideration of the type of parking proposed (such as whether it is short term or long term parking, campervan parking, or coach parking); and
  - (ii) whether alternative parking exists in the surrounding area to accommodate existing and future parking demands in the area and the extent to which parking demand can be adequately addressed by improved parking management of existing or permitted parking, without providing additional non-accessory parking.

### **29.7.3 Restricted Discretionary Activity - Park and Ride and public transport facilities**

29.7.3.1 Whether and to what extent the location and design of Park and Ride or any public transport facility:

- a. is within close proximity to public transport stations, stops, or terminals;
- b. is well linked to the active transport network and provides secure bicycle parking in a manner that facilitates the option of travelling to the facility by bicycle;
- c. makes public transport more convenient and more pleasant, thereby encouraging commuters and other users to shift to public transport;
- d. improves the operational efficiency of existing and future investments in the public transport network and facilitates existing and future investments in the public transport network, including public water ferry services; and
- e. assists with extending the catchment for public transport into areas where it is otherwise not cost-effective to provide traditional services or feeders.

### **29.7.4 Restricted Discretionary Activity - Size of parking spaces and layout**

29.7.4.1 Whether, in relation to parking spaces within buildings that do not comply with the required stall width or aisle width, the design is in accordance with the Australian/New Zealand Standard Off-street Parking, Part 1: Car Parking Facilities, AS/NZS 2890.1:2004.

### **29.7.5 Restricted Discretionary Activity - Access, manoeuvring space, queuing space**

29.7.5.1 Whether and to what extent the design, location, and number of accesses/ vehicle crossings proposed will achieve Objective 29.2.2 and the associated policies, taking into account:

- a. the hours of operation of activities on the site and the extent to which they coincide with the peak flows and vehicle queues on the road;

- b. any positive or adverse effects of dispersing the traffic volumes amongst more than one accesses;
- c. the operating speed of the road and volume of vehicles on the road;
- ~~d.~~ the geometry of the road; ~~and~~
- e. any positive or adverse effects on the pedestrian and cycling environment and on the amenity and streetscape values of the locality;
- f. the provision of appropriate access for emergency vehicles;
- g. the extent to which the access design complies with Section 3 and Appendices E and F of the QLDC Land Development and Subdivision Code of Practice (2018) ;and
- h. any site constraints which affect the practicality of constructing to the standards set out in Table 29,3.

29.7.5.2 Whether and to what extent the manoeuvring space proposed is acceptable in terms of achieving Objective 29.2.2, taking into account:

- a. whether the reduced space will necessitate reverse manoeuvring onto roads;
- b. the width of the access and visibility at the road boundary; and
- c. the provision of alternative ways of avoiding reversing onto the road, including the installation of turntables or carpark stackers.

29.7.5.3 Whether and to what extent a narrower private access is acceptable in terms of achieving Objective 29.2.2, taking into account:

- a. the availability of sufficient on-site manoeuvring;
- b. the provision of passing areas and/ or turning heads and adequate on-site parking;
- c. the opportunity for improved urban amenity outcomes from providing a narrower private access;
- d. the extent to which the access design complies with Table 3.2 and Appendices E and F of the QLDC Land Development and Subdivision Code of Practice (2018); and
- e. any site constraints which affect the practicality of constructing to the standards set out in Table 29,3 of the QLDC Land Development and Subdivision Code of Practice (2018).

29.7.5.4 Whether and to what extent a shorter queuing space is acceptable in terms of achieving Objective 29.2.2, taking into account:

- a. the traffic volume in surrounding streets;
- b. the number of parking spaces on the site;
- c. the anticipated peak traffic flows from/ to the site;
- d. tidal flows relation to residential developments and the potential for a reduced chance of vehicles meeting one another; and
- e. in relation to large scale non-accessory parking areas:

- (i) the rate of entry/ exit at control points and the freedom of movement beyond the control point in relation to carparks that have barrier arms, boom gates, or similar; and
  - (ii) the hourly parking accumulation and turnover of the carpark.
- 29.7.5.5 Whether and to what extent a steeper vehicle access gradient is acceptable in terms of achieving Objective 29.2.2, taking into account:
- a. the length, curvature, and width of the access;
  - b. the gradient of the access and break over angles adjacent to the road;
  - c. the surface of the access;
  - d. sight lines; and
  - e. the extent to which the proposed gradient applies with the AS/ NZS2890.1:2004; and
  - f. the provision of appropriate access for emergency vehicles.
- 29.7.5.6 Whether and to what extent on-site loading space is necessary or whether the reduced space proposed is acceptable in terms of achieving Objective 29.2.2, taking into account:
- a. the disruption to the adjacent transport network resulting from on street loading due to the reduced provision or lack of on-site loading space;
  - b. whether a smaller loading space is sufficient due to the nature of the proposed activities on the site; and
  - c. whether loading on-street or allowing manoeuvring areas and/ or loading spaces to be shared will result in a higher quality pedestrian environment, which may be more appropriate in areas where it is desirable to limit access points in order to maintain or enhance safety, amenity, efficient traffic flows, intensification, or high levels of streetscape amenity.
- 29.7.6 Restricted Discretionary Activity - Bicycle parking and the provision of showers, lockers, e bicycle charging, and changing facilities**
- 29.7.6.1 Whether and to what extent the design, location, and amount of bicycle parking and end-of-trip facilities proposed may be appropriate taking into account:
- a. whether there is adequate alternative, safe and secure bicycle parking, showers, and lockers that meet the needs of the intended users in a nearby location that is readily accessible and secured by a legal mechanism;
  - b. whether the required bicycle parking and end of trip facilities can be provided and maintained via a jointly-used facility; and
  - c. whether the location of the activity is such that it is unrealistic to expect staff or visitors to travel by bicycles (including electric bicycle) now or in the future.
- 29.7.7 Restricted Discretionary Activity – High Traffic Generating Activities**
- 29.7.7.1 Whether and to what extent:
- a. Any proposed improvements to the transport network within or in the vicinity of the site are proposed, including additions or improvements to the active and public transport network and infrastructure and the roads themselves, in accordance with

road controlling authority's standards and adopted infrastructure network development plans either within or beyond the site;

- b. the site and/ or its frontage have been designed to accommodate any planned public transport infrastructure proposed by Council;
- c. pedestrian and cycle infrastructure is proposed to be provided or upgraded;
- d. a Travel Demand Management Plan is proposed to be provided; and
- e. electric vehicle charging points/ parking spaces are proposed to be provided.

## 29.8 Minimum Parking Requirements

<b>Table 29.4</b>			
	<b>Minimum Parking Requirements,</b>	<b>Resident/ Visitor</b>	<b>Staff/ Guest</b>
<b>29.8.1</b>	All activities in the: <ul style="list-style-type: none"> <li>• Queenstown Town Centre Zone;</li> <li>• Wanaka Town Centre Zone;</li> <li>• Arrowtown Town Centre Zone;</li> <li>• Local Shopping Centre Zone;</li> <li>• Within the immediate environs of the Queenstown airport terminal facility located within the Airport Zone (Queenstown).</li> </ul>	0	0
<b>Residential Activities</b>			
<b>29.8.2</b>	Residential units and residential flats in the: <ul style="list-style-type: none"> <li>• High Density Residential Zone</li> <li>• Medium Density Residential Zone between Park and Suburb Streets, Queenstown</li> </ul>	0.25 per studio unit/ flat and 1 bedroom unit/ flat 0.5 per unit/ flat for all other units. Footnote (3)	0
<b>29.8.3</b>	Residential units and residential flats in the: <ul style="list-style-type: none"> <li>• Medium Density Residential Zone in Arrowtown and Wanaka</li> <li>• The Jacks Point Village Activity Area of the Jacks Point Zone.</li> </ul>	0.7 per studio unit/ flat and 1 bedroom unit/ flat 1.0 per 2 bedroom unit/ flat 1.5 per unit/ flat comprising 3 or more bedrooms. Footnote (3)	0
<b>29.8.4</b>	Residential units and residential flats in the Medium Density Residential Zone other than the areas of Medium Density Residential Zone listed above in 29.9.2 and 29.9.3	0.5 per studio unit/ flat, 1 bedroom unit/ flat, and 2 bedroom unit/ flat 1.0 per unit/ flat comprising 3 or more bedrooms. Footnote (3)	0

<b>Table 29.4</b>			
	<b>Minimum Parking Requirements,</b>	<b>Resident/ Visitor</b>	<b>Staff/ Guest</b>
<b>29.8.5</b>	Residential units and residential flats in the Business Mixed Use Zone	0.7 per residential unit/ flat containing 3 bedrooms or less; and For units/ flats containing more than 3 bedrooms, 0.7 for every 3 bedrooms Footnote (3)	0
<b>29.8.6</b>	Minimum number of carparks required for a residential flat in all zones, except otherwise listed in standards 29.9.1 - 29.9.5	1 per flat. Footnote (3)	0
<b>29.8.7</b>	Minimum number of carparks required for a residential unit in all zones, except otherwise listed in standards 29.9.1 - 29.9.5	2 per unit. Footnote (3)	0
<b>29.8.8</b>	Elderly persons housing unit and elderly care homes, either within a retirement village or not	1 per residential unit 1 per 5 beds for elderly care homes	1 per 5 beds for elderly care homes. Footnote (1)
<b>Visitor Accommodation Activities</b>			
<b>29.8.9</b>	Homestay or a registered homestay	1 per bedroom used for homestay	0
<b>29.8.10</b>	Unit type visitor accommodation (includes all units containing a kitchen facility such as motels and cabins) in the: <ul style="list-style-type: none"> <li>• High Density Residential Zone</li> <li>• Medium Density Residential Zone between Park and Suburb Streets, Queenstown</li> <li>• Business Mixed Use Zone</li> </ul>	0.25 per studio unit and 1 bedroom unit 0.5 per unit for all other units;  In addition, where over 30 units are proposed over one or more sites, 1 coach park per 30 units, provided that coach parks may overlay the required car parking spaces or may be located off-site, provided that where located off-site in accordance with Rule 29.5.2, a loading area shall be provided on the site containing the visitor accommodation. Footnotes (3)(4)	0
<b>29.8.11</b>	Unit type visitor accommodation (includes all units containing a kitchen facility. E.g. motels and cabins) in the: <ul style="list-style-type: none"> <li>• Medium Density Residential Zone in Wanaka</li> </ul>	0.7 per studio unit and 1 bedroom unit 1.0 per 2 bedroom unit 1.5 per unit comprising 3 or more bedrooms. Footnote (3)(4)	0



<b>Table 29.4</b>			
	<b>Minimum Parking Requirements,</b>	<b>Resident/ Visitor</b>	<b>Staff/ Guest</b>
	<ul style="list-style-type: none"> <li>• Medium Density Residential Zone in Arrowtown</li> <li>• The Jacks Point Village Activity Area of the Jacks Point Zone.</li> </ul>		
<b>29.8.12</b>	Unit type visitor accommodation (includes all units containing a kitchen facility such as motels and cabins) in the Medium Density Residential Zone other than the areas of Medium Density Residential listed above in 29.9.10 and 29.9.11	0.5 per studio unit, 1 bedroom unit, and 2 bedroom unit 1.0 per unit comprising 3 or more bedrooms Footnotes (3)(4)	0.2 per 5 units. Footnotes (1)(2)(3)
<b>29.8.13</b>	Unit type visitor accommodation (includes all units containing a kitchen facility. E.g. motels and cabins) in the: <ul style="list-style-type: none"> <li>• Low Density Residential Zone</li> <li>• Arrowtown Residential Historic Management Zone</li> </ul>	2 per unit. Footnote (3)	0
<b>29.8.14</b>	Unit type visitor accommodation (includes all units containing a kitchen facility such as motels and cabins) except in those zones listed in standards 29.9.10 - 29.9.13 above	1 per unit up to 15 units; thereafter 1 per 2 units.  In addition, where over 30 units are proposed over one or more sites: 1 coach park per 30 units, provided that coach parks may overlay the required car parking spaces or may be located off-site, provided that where located off-site in accordance with Rule 29.5.2, a loading area shall be provided on the site containing the visitor accommodation. Footnotes (3) (4)	For developments comprising 10 or more units, 1 per 10 units. Footnotes (1)(2)(3)
<b>29.8.15</b>	Guest room type visitor accommodation (e.g. hotels) in the: <ul style="list-style-type: none"> <li>• High Density Residential Zone</li> <li>• Medium Density Residential Zone between Park and Suburb Streets, Queenstown</li> <li>• Business Mixed Use Zone</li> </ul>	1 per 4 guest rooms up to 60 guest rooms; thereafter 1 per 5 guest rooms. Footnotes (1)(2)(3)  In addition, where over 50 guest rooms are proposed over one or more sites; 1 coach park per 50 guest rooms, provided that coach parks may overlay the required car parking spaces or may be located off-site, provided that where located off-site in accordance with Rule 29.5.2, a	1 per 20 beds. Footnotes (1)(2)(3)(4)

<b>Table 29.4</b>			
	<b>Minimum Parking Requirements,</b>	<b>Resident/ Visitor</b>	<b>Staff/ Guest</b>
		loading area shall be provided on the site containing the visitor accommodation.	
<b>29.8.16</b>	Guest room type visitor accommodation (e.g. hotels) in all zones other those zones listed in Rule 29.9.15	1 per 3 guest rooms up to 60 guest rooms; thereafter 1 per 5 guest rooms. Footnotes (1)(2)(3)  In addition, where over 50 guest rooms are proposed over one or more sites; 1 coach park per 50 guest rooms, provided that coach parks may overlay the required car parking spaces or may be located off-site, provided that where located off-site in accordance with Rule 29.5.2, a loading area shall be provided on the site containing the visitor accommodation.	1 per 20 beds. Footnotes (1)(2)(3)(4)
<b>29.8.17</b>	Backpacker hostel type visitor accommodation	1 per 5 guest beds.  In addition, where over 50 beds are proposed over one or more sites; 1 coach park per 50 beds, provided that coach parks may overlay the required car parking spaces or may be located off-site in accordance with Rule 29.5.2 provided that where located off-site, a loading area shall be provided on the site containing the visitor accommodation.  Footnotes (3) (4).	1 per 20 beds Footnotes (1)(2)(3)
<b>Commercial Activities</b>			
<b>29.8.18</b>	Commercial activity, other than where the commercial activity is more specifically defined elsewhere in this table (Table 29.5)	1 per 25m <sup>2</sup> GFA; and  For large format retail, of the total parking provided, 1 park per 500m <sup>2</sup> GFA shall accommodate a medium rigid truck (in order to accommodate campervans and other vehicles larger than a B85 vehicle).	0
<b>29.8.19</b>	Industrial activity or service activity, other than where the activity is more specifically defined elsewhere in this table (Table 29.5)	0	1 per 50m <sup>2</sup> of indoor and outdoor area/ GFA; except  1 per 100m <sup>2</sup> of GFA used for

<b>Table 29.4</b>			
	<b>Minimum Parking Requirements,</b>	<b>Resident/ Visitor</b>	<b>Staff/ Guest</b>
			warehousing and indoor or outdoor storage (including self-storage units); and 1 per 100m <sup>2</sup> of GFA for distribution centres
<b>29.8.20</b>	Motor vehicle repair and servicing	1 per 25m <sup>2</sup> of servicing/ workshop area or 2.5 per work bay (up to a maximum of 50m <sup>2</sup> for each work bay), whichever is greater.  In addition, 2 heavy vehicle parking spaces per establishment	1 per 25m <sup>2</sup> servicing/ workshop area or 1 per work bay, whichever is greater  Note: parking spaces will also be required for any on-site office and retail space pursuant to those rules.
<b>29.8.21</b>	Drive-through facility except in the Town Centre	5 queuing spaces per booth or facility, based on a B85 vehicle.	0
<b>29.8.22</b>	Office	0	1 per 50m <sup>2</sup> GFA
<b>29.8.23</b>	Restaurant	1 per 25m <sup>2</sup> PFA	1 per 100m <sup>2</sup> PFA (2 minimum)
<b>29.8.24</b>	Tavern or bar	2 per 25m <sup>2</sup> PFA	1 per 100m <sup>2</sup> PFA (2 minimum)
<b>29.8.25</b>	Rural selling place	3 for the initial 25m <sup>2</sup> GFA and outdoor display area; and thereafter 1 per 25m <sup>2</sup> GFA and outdoor display area.	0
<b>29.8.26</b>	Home occupation (in addition to residential requirements)	1 per home occupation activity	0
<b>29.8.27</b>	Service station	1 per 25m <sup>2</sup> of GFA used for retail sales	2 per service station
	<b>Community Activities</b>		
<b>29.8.28</b>	Place of assembly or place of entertainment, except where specifically listed below	1 per 10m <sup>2</sup> PFA or per 10 seats, whichever is greater; except for:  Libraries, museums, and non-commercial art galleries, which shall provide 1 per 50m <sup>2</sup> GFA	0

	<b>Table 29.4</b>		
	<b>Minimum Parking Requirements,</b>	<b>Resident/ Visitor</b>	<b>Staff/ Guest</b>
<b>29.8.29</b>	Swimming pools for public use or private club use	1 per 15m <sup>2</sup> swimming pool area	1 per 200m <sup>2</sup> swimming pool area
<b>29.8.30</b>	Gymnasiums for public use or private club use	1 per 100m <sup>2</sup> GFA	1 per 200m <sup>2</sup> PFA
<b>29.8.31</b>	Sports courts for public or private club use	1 per 75m <sup>2</sup> court area	1 per 200m <sup>2</sup> court area
<b>29.8.32</b>	Sports fields	12.5 per hectare of playing area	0
<b>29.8.33</b>	Hospital Note: Also see drop off/ pick up (set down) Rule 29.5.7	1 per 5 beds	2 per bed
<b>29.8.34</b>	Health care facility Note: Also see drop off/ pick up (set down) Rule 29.5.7 <u>6</u>	2 per professional staff	1 per professional staff  In addition; 1 per 2 other full time staff, or 1 per consulting room, whichever is greater.
<b>29.8.35</b>	Education activity Note: Also drop off/ pick up (set down) Rule 29.5.7 <u>6</u>	1 per classroom for Year 11 and above.  Tertiary education: 0.5 per FTE employee plus 0.25 per FTE student the facility is designed to accommodate	1 per 2 staff.
<b>29.8.36</b>	Day care facility Note: Also see drop off/ pick up (set down) Rule 29.5.7 <u>6</u>	1 per 10 children/elderly person	0.5 per staff.
<b>29.8.37</b>	Convention centre	1 car park per 10 persons or 1 car park per 10 m <sup>2</sup> of public floor area, whichever is greater.  In addition, one coach park per 50 people the site is designed to accommodate.	0
<b>29.8.38</b>	Commercial recreational activity	1 carpark per 5 people the facility is designed to accommodate.	0
<b>29.8.39</b>	Unstaffed utility	0	1 for any unstaffed utility which includes a building or structure with a GFA of over 25m <sup>2</sup>

	<b>Table 29.4</b>		
	<b>Minimum Parking Requirements,</b>	<b>Resident/ Visitor</b>	<b>Staff/ Guest</b>
<b>29.8.40</b>	Emergency Service Facilities:	1 space / emergency service vehicle bay	1 space/ emergency service vehicle bay

**29.8.41 The following advice notes apply to all provisions relating to minimum car parking requirements:**

29.8.41.1 In calculating the total parking requirement:

- a. the requirement for residents/ visitors and the requirement for guests/ staff shall be added together (including fractional spaces), then rounded up or down in accordance with 29.9.38.1(c) below.
- b. where a development comprises more than one activity, the parking requirements for all activities shall be added together (including fractional spaces), and then then rounded up or down in accordance with 29.9.38.1(c) below.
- c. where the total parking requirement (as outlined in (a) and (b) above) for the development includes a fraction less than 0.5 it shall be disregarded and where it includes a fraction equal to or greater than 0.5, the parking requirement shall be rounded up to the next highest whole number, except that where the total carpark requirement is a fraction less than 1.0 (e.g. in the case of a single residential unit in the High Density Residential zone) then this shall be rounded up to 1.0.
- d. The area of any parking space(s) and vehicular access, drives, and aisles provided within a building shall be excluded from the assessment of gross floor area of that building for the purpose of ascertaining the total number of parking spaces required or permitted.
- e. Where the parking requirement is based on the number of bedrooms within a residential or visitor accommodation unit, any room with a window and which is able to be shut off from any living room or communal part of the unit shall be deemed to be a bedroom, regardless of whether it is identified as such on the building plans.

**29.8.42 The following footnotes apply only where indicated in Table 29.5:**

Footnote (1): Where the site is used for visitor accommodation these spaces shall be made available for staff. Where the site is used for residential purposes these spaces are to be accessible to guests, or for use for parking trailers and other vehicles.

Footnote (2): These spaces shall all be located on land that is held in common ownership. Once the total onsite requirement is established in accordance with 29.9.38.1(c) above, if the number of 'staff/ guest' spaces required results in a fractional space, then in regard to the locating these spaces, the staff/ guest component of the overall parking requirement be may be rounded down to the next highest whole number.

Footnote (3): Some or all of these carparks can be provided off-site in accordance with Rule 29.5.2.

Footnote (4): The site's access and three of the spaces must be arranged so that a tour coach can enter and park on or near these spaces. This includes

applications to develop over 30 units over one or more sites in the Medium Density Residential Zone where no coach parking is specifically required.

## 29.9 Thresholds for new high traffic generating activities, including changes of use

<b>Table 29.5</b>			
	<b>Activity</b>	<b>Development type</b>	<b>Threshold</b>
<b>29.9.1</b>	Residential	Residential units	50 Residential units
<b>29.9.2</b>	Visitor accommodation	Visitor accommodation (unit type construction)	100 units
<b>29.9.3</b>	Visitor accommodation	Visitor accommodation (guest room type construction).	150 rooms
<b>29.9.4</b>	Commercial Activities, other than those specifically listed below		2000m <sup>2</sup>
<b>29.9.5</b>	Office		2000m <sup>2</sup>
<b>29.9.6</b>	Retail		1000m <sup>2</sup>
<b>29.9.7</b>	Industrial		5000m <sup>2</sup>
<b>29.9.8</b>	All other activities		50 or more car parking spaces proposed and/or required under Table 29.5.
<b>29.9.9</b>	All other activities		Traffic generation of greater than 400 additional vehicle trips per day or 50 additional trips during the commuter peak hour.

## 29.10 Minimum requirements for cycle parking, lockers and showers

Table 29.6				
	Activity	Customer/Visitor Short-Term Bicycle Parking	Private Long-Term Bicycle Parking. This is for the use of staff, students, and residents.	End of trip facilities
29.10.1	Office	2 bicycle spaces (i.e. 1 stand) for the first 500m <sup>2</sup> GFA and 1 space for every 750m <sup>2</sup> GFA, thereafter.	For offices at least 150m <sup>2</sup> in area, 1 space per 150m <sup>2</sup> GFA	Where 1 long-term bicycle parking space is required: no end of trip facilities required.
29.10.2	Industrial and Service Activities	Nil	For such activities of at least 500m <sup>2</sup> in area, 1 space per 500 m <sup>2</sup> GFA	Where 8 2-10 long-term bicycle parking spaces required: 1 locker per every space required_ Where 11-100_long-term bicycle parking spaces required: 1 locker for every space required and 1 shower per every 10 spaces required_Footnote (1). Where >100 long-term bicycle parking spaces required: 10 showers for the first 100 spaces required plus two showers for each additional 50 spaces required
29.10.3	Hospital	1 bicycle space per 25 beds	1 per 10 beds	
29.10.4	Other Health Care Facility	For facilities of at least 100m <sup>2</sup> in area, 1 per 100m <sup>2</sup> GFA	For facilities of at least 200m <sup>2</sup> in area, 1 space per 200m <sup>2</sup> GFA	
29.10.5	Restaurants, Cafes, Taverns and Bars	2 bicycle spaces (i.e. 1 stand) for the first 125m <sup>2</sup> PFA and 1 space for every 150m <sup>2</sup> GFA, thereafter	For such activities facilities of at least 500m <sup>2</sup> in area, 1 space per 500m <sup>2</sup> GFA	
29.10.6	Day care facility	2 bicycle spaces per centre	For facilities with at least 10 workers, 1 bicycle space per 10 on-site workers	
29.10.7	Educational Facility – primary and secondary	1 visitor space per 50 students (capacity)	1 per 5 pupils Year 5 and above (capacity) for primary and secondary schools	Nil
29.10.8	Educational Facility - tertiary	1 visitor space per 50 students (capacity)	1 student/staff space per 5 FTE students (capacity)	Where 1 long-term bicycle parking space is required: no end of trip facilities required. Where 2-20 long-term bicycle parking spaces are required: 1 locker per every space required. Where >20 long-term bicycle parking spaces are required: 1 locker for every space required and 1 shower per every 10 spaces required. Footnote (1).
29.10.9	Retail < 300m <sup>2</sup>	Nil	Nil	Nil

<b>Table 29.6</b>				
	<b>Activity</b>	<b>Customer/Visitor Short-Term Bicycle Parking</b>	<b>Private Long-Term Bicycle Parking. This is for the use of staff, students, and residents.</b>	<b>End of trip facilities</b>
29.10.10	Retail $\geq 300\text{m}^2$	For retail at least $300\text{m}^2$ in area, 1 space per $300\text{m}^2$ GFA	For retail of at least $200\text{m}^2$ in area, 1 space per $200\text{m}^2$ GFA	Nil
29.10.11	Recreational Activity	1 space per court/bowling alley lane Gymnasium of at least $200\text{m}^2$ in area: 1 space per $200\text{m}^2$ of GFA 3 spaces per field for field sports 3 spaces per netball court 1 space per tennis court 1 space per $15\text{m}^2$ of GFA for Club for clubhouse component	Nil	Nil
29.10.12	Places of assembly, community activities, and places of entertainment	For such activities of at least $500\text{m}^2$ in area, 2 bicycle spaces per $500\text{m}^2$ located directly outside the main entrance or ticket office	For such activities of at least $500\text{m}^2$ in area, 1 space per $500\text{m}^2$ GFA	Nil

**29.10.13** The following advice note applies to all the provisions in Table 29.7 relating to minimum requirements for cycle parking, lockers, and showers:

**29.10.14** In calculating the requirement, all development floor areas cited in the above table shall be rounded down. For example, an office space development of  $150\text{m}^2$  would require one Private Long-Term Bicycle Parking space and an office of  $510\text{m}^2$  would require four spaces.

**29.10.15** The following footnotes apply only where indicated in Table 29.7:

Footnote (1): One unisex shower where the shower and associated changing facilities are provided independently of gender separated toilets, or a minimum of two showers (one separate shower per gender) with associated gender separated toilet/changing facilities.



## 29.11 Car Parking Sizes and Layout

Table 29.7									
Parking Angle		Stall Width (m)	Aisle Width (m)	Aisle Run (m)	Stall Depth (m)	Overhang (m)	Wheel-stop Depth (m)	Interlock Depth (m)	Stall Depth (m)
90°	Class 1 User	2.4	7.0		5.0	0.8	4.2		
		2.5	6.6		5.0	0.8	4.2		
		2.6	6.2		5.0	0.8	4.2		
	Class 2 User	2.5	8.0		5.0	0.8	4.2		
		2.6	7.0		5.0	0.8	4.2		
		2.7	6.0		5.0	0.8	4.2		
Disabled		3.6	8.0		5.0	0.8	4.2		
60°		2.5	4.5	2.9				1.25	5.55
		2.7	4.0	3.1				1.35	5.65
		2.9	3.5	3.4	5.4	0.8	4.6	1.45	5.75
		3.0	3.5	3.5				1.5	5.8
45°		2.5	3.8	3.5				1.8	5.3
		2.7	3.5	3.8				1.9	5.4
		2.9	3.5	4.2	5.0	0.7	4.3	2.05	5.55
		3.0	3.5	4.2				2.1	5.6
30°		2.5	3.5	5.0				2.15	4.65
		2.7	3.5	5.4				2.3	4.8
		2.9	3.5	5.8	4.4	0.6	3.8	2.5	5.0
		3.0	3.5	6.0				2.6	5.1
Parallel parking		Stall Length (m) = 6.1		Stall Width (m) = 2.5		Aisle Width (m) = 3.7			

**29.11.1 The following notes apply to Table 29.7 in relation to car parking sizes and layout:**

1. Two way flow is permitted with 90° parking.
2. Aisle run distances are approximate only.
3. Stall widths shall be increased by 0.300m where they abut obstructions such as columns or walls. For mobility parking spaces obstructions would include a kerb or garden.
4. Minimum one way aisle width 3.7m.
5. Minimum two way aisle width 5.5m.
6. At blind aisles, the aisle shall be extended a minimum of 1m beyond the last parking space.
7. The installation of a vehicle turntable is an acceptable alternative for residential units and residential flats to achieve the required manoeuvring space.
8. Class 1 User: long term parking, including tenant and employee parking but not visitor parking, where regular use gives the motorist a familiarity with the building or parking area.
9. Class 2 User: short to medium term parking, including visitor parking, parking associated with visitor accommodation and general town centre parking, where goods can be expected to be loaded into vehicles.
10. Narrower parking spaces may be acceptable for parking areas in buildings where they are designed in accordance with the Australian/New Zealand Standard Off-street Parking, Part 1: Car Parking Facilities, AS/NZS 2890.1:2004.

**29.12 Heavy Vehicle Parking Layout**

Table 29.8					
Parking Angle	Vehicle Type	Minimum Depth (m)	Stall	Minimum Aisle Width (m)	Minimum Stall width and minimum width of access path to service tour coaches
90°	Medium Rigid Truck	9.0		16.0	3.5 stall width and 1.5m pedestrian access path to service tour coaches
	Large Rigid Truck	12.0		19.5	
	Semi – Trailer	18.0		26.0	
	B – Train	21.0		26.0	
	Midi – Bus	10.3		16.0	
	Tour Coach	13.6		24.0	
60°	Medium Rigid Truck	9.43		10.5	3.5 stall width and 1.5m pedestrian access path to service tour coaches
	Large Rigid Truck	12.03		14.0	
	Semi – Trailer	17.22		19.0	
	B – Train	19.82		19.0	
	Midi – Bus	10.59		10.5	
	Tour Coach	13.41		18.0	
45°	Medium Rigid Truck	8.64		-	3.5 stall width and 1.5m pedestrian access path to service tour coaches
	Large Rigid Truck	10.76		-	
	Semi – Trailer	15.0		-	
	B – Train	17.12		-	
	Midi – Bus	9.58		-	
	Tour Coach	11.89		-	
30°	Medium Rigid Truck	7.3		6.0	3.5 stall width and 1.5m pedestrian
	Large Rigid Truck	8.8		8.0	

	Semi – Trailer	11.8	11.0	access path to service tour coaches
	B – Train	13.3	11.0	
	Midi – Bus	7.97	6.0	
	Tour Coach	9.6	10.0	

**Advice note:** Alternative heavy vehicle parking arrangements may be appropriate where design vehicle tracking curves demonstrate unimpeded manoeuvring into spaces with no more than one reverse manoeuvre permitted when entering, and no more than one reverse manoeuvre permitted upon exit.

## 29.13 Schedule 29.1- Road Classification

<b>State Highways</b>		
<b>Road Name</b>	<b>Start Name</b>	<b>End Name</b>
<b>Albert Town</b>		
State Highway 6	Dublin Bay Road	Alison Avenue
<b>Frankton</b>		
State Highway 6/ Grant Road Roundabout	Start of Roundabout	End of Roundabout
State Highway 6/ Hawthorne Drive Roundabout	Start of Roundabout	End of Roundabout
SH6/ Lucas Place Roundabout	State Highway 6 Queenstown side	State Highway 6 Queenstown side
State Highway 6	Pisa Road	Drift Bay Road
State Highway 6A	Kawarau Rd (S State Highway 6)	Middleton Road
State Highway 6A/BP/Frankton Road Roundabout	State Highway 06A	State Highway 06A
State Highway 6 Stalker Road Roundabout	State Highway 6	State Highway 6
<b>Hawea</b>		
State Highway 6	Meads Road	Dublin Bay Road
<b>Kingston</b>		
State Highway 6	Drift Bay Road	End
<b>Luggate</b>		
State Highway 6	Alison Avenue	Pisa Road
State Highway 8A	State Highway 8A Intersection	State Highway 6 Intersection
<b>Makarora</b>		
State Highway 6	Haast Makarora Road	Meads Road
<b>Queenstown</b>		
State Highway 6A	Middleton Road	Beach Street
State Highway 6A/ Brecon Street/Rees Street	Brecon Street (lower)	Brecon Street (lower)
State Highway 6A/ Camp Street East/ West Roundabout	Camp Street (West)	Camp Street (West)
<b>Wanaka Urban</b>		
State Highway 84	State Highway 6 Intersection	State Highway 84/ Ardmore Street/ Brownston Street

<b>Arterial Roads</b>		
<b>Road Name</b>	<b>Start Name</b>	<b>End Name</b>
<b>Arrowtown</b>		
Arrowtown-Lake Hayes Road	Butel Road	Malaghans Road
Bedford Street	Buckingham Street	Suffolk Street
Berkshire Street	Malaghans Road	Buckingham Street
Berkshire Street/Wiltshire Street Roundabout	Whiltshire Street	Whiltshire Street
Buckingham Street (East)	Wiltshire Street	Bedford Street
Centennial Avenue	Bedford, Suffolk, Ford, Devon Streets	McDonnell Road
Crown range Road	State Highway 6	Glencoe Road
Malaghans Road	Middlerigg Lane	Lake Hayes/ Arrowtown Road
Wiltshire Street	Roundabout	Buckingham Street
<b>Arthurs Point</b>		
Arthurs Point Road	Oxenbridge Place Road	Littles Road
Gorge Road	Industrial Place	Oxenbridge Place Road
<b>Ben Lomond</b>		
Glenorchy-Queenstown Road	Sunshine Bay Boat Ramp	Moke Lake Road
<b>Cardrona</b>		
Cardrona Valley Road	Bridge #11/erp 16/8.11	Riverbank Road
<b>Closeburn</b>		
Glenorchy-Queenstown Road	Moke Lake Road	Twelve Mile Delta
<b>Dalefield</b>		
Lower Shotover Road	Spence Road	Speargrass Flat & Hunter Road
Malaghans Road	Littles Road	Middlerigg Lane
<b>Fernhill</b>		
Fernhill Road	Queenstown Glenorchy Road	Watts Road
Glenorchy-Queenstown Road	Fernhill Road (North)	Sunshine Bay Boat Ramp
<b>Frankton</b>		
Glenda Drive	SH Roundabout	End of Road
Grant Road	State Highway 6	Shopping Centre Entrance
Hardware Lane	State Highway 6	Jock Boyd Place
Hardware Lane Roundabout	Hardware Lane	Hardware Lane
Hawthorne / Glenda Drive Roundabout	Start of Roundabout	End of Roundabout
Hawthorne Drive	Roundabout	Glenda Drive
Hawthorne Drive North section	State Highway Roundabout	Glenda Drive Roundabout
Hawthorne Drive Roundabout	Lucas Place	Lucas Place
Lucas Place	State Highway 6	Robertson Street Roundabout
Lucas Place Roundabout	Lucas Place	Lucas Place
<b>Kelvin Heights</b>		
Peninsula Road	State Highway 6	Willow Place
<b>Lake Hayes</b>		
Arrowtown-Lake Hayes Road	State Highway 6	Butel Road

<b>Arterial Roads</b>		
<b>Road Name</b>	<b>Start Name</b>	<b>End Name</b>
Howards Drive	State Highway 6 RS 983/7.24	Howards Drive North
Lower Place Road	State Highway 6	Spence Road
Mcdonnell Road	Centennial Ave	State Highway 6
<b>Lake Hayes South</b>		
Banbury Roundabout	Stalker Road	Stalker Road
Stalker Road	Roundabout New Layout	Jones Avenue
Woodstock Roundabout	Stalker Road	Stalker Road
<b>Quail Rise</b>		
Tucker beach Road	State Highway 6	Jims way
<b>Queenstown</b>		
Ballarat Street (West)	State Highway Traffic Lights	Camp Street
Beach Street	Shotover Street	Brunswick Street
Camp Street (East)	State Highway 6A/ Shotover Street	Roundabout
Camp Street (West)	State Highway 6A	Isle Street
Camp Street/Church Street Roundabout	Camp Street (East)	Camp Street (East)
Dublin Street	Frankton Road (State Highway 6A)	Hallenstein Street
Fernhill Road/Lake Esplanade Roundabout	Lake Esplanade	Lake Esplanade
Gorge Road	Shotover Street/Henry Street	Industrial Place
Industrial Place	Gorge Road	End Industrial Place
Lake Esplanade	Brunswick Street	Roundabout
Man Street	Camp Street	Thompson Street
Man Street/ Camp Street Roundabout	Camp Street (West)	Camp Street (West)
Memorial Street	Stanley Street	Camp Street
Robins Road	Gorge Road	Isle Street
Shotover Street	State Highway Traffic Lights	Gorge Road
Stanley Street	State Highway Traffic Lights	Memorial Street
<b>Wanaka Rural</b>		
Crown Range Road	Glencoe Road	End of Bridge #11
<b>Glenorchy</b>		
Glenorchy-Queenstown Road	Twelve Mile Delta	Oban Street 50/100km sign
Oban Street	Glenorchy-Queenstown 50/100km	Mull Street
<b>Wanaka Urban</b>		
Anderson Road	Roundabout	Aubrey Road
Brownston Street (East)	MacDougall Street	Roundabout
Cardrona Valley Road	Riverbank Road	Faulks Terrace
McDougall Street	Faulks Terrace	Brownston Street

<b>Collector Roads</b>		
<b>Road Name</b>	<b>Start Name</b>	<b>End Name</b>
<b>Albert Town</b>		
Alison Avenue	State Highway 6	Gunn Road
Aubrey Road	Outlet Road	State Highway 6
Gunn Road	Lagoon Avenue	Aubrey Road
Gunn Road/Aubrey Road Roundabout	Aubrey Road	Aubrey Road
<b>Arrowtown</b>		
Adamson Drive	Kent Street	Centennial Avenue
Bush Creek Road	Manse Road	End of Road
Caernarvon Street	Manse Road	Denbigh Street
Kent Street (Arrowtown)	Merioneth Street	Stafford, Denbeigh Streets
Manse Road	Malaghans Road	Caernarvon Street
McDonnell Road	Arrowtown Lake Hayes Road	80km sign
Ramshaw Lane	Buckingham Street	Wiltshire Street
Stafford Street	Berkshire Street	Denbigh Street
Wiltshire Street	Buckingham Street	Ramshaw Lane
Wiltshire Street	Caernarvon Street	Roundabout
<b>Dalefield</b>		
Coronet Peak Road	Malaghans Road	End of Road
Dalefield Road	Speargrass Flat/Littles Road	Malaghans Road
Domain Road (Lake Hayes)	Lower Shotover Road	Littles/Speargrass Flat Road
Hunter Road	Speargrass Flat Road	Malaghans Road
Littles Road	Arthurs Point Road	Domain & Dalefield Road
Speargrass Flat Road	Domain/Dalefield Roads	Slopehill Rd East (End of Seal)
<b>Fernhill</b>		
Aspen Grove Roundabout	Richards Park Lane	Richards Park Lane
Fernhill Road	Watts Road	Queenstown Glenorchy Road
Richards Park Lane	Fernhill Road	Aspen Grove
Sainsbury Road	Fernhill Road	Thorn Crescent
Aspen Grove	Thorn Crescent	Aspen Grove Roundabout
<b>Frankton</b>		
Boyes Crescent	McBride Street	Wilmot Avenue
Douglas Street	Robertson Street	End of Road
Frankton Shopping Centre Street	McBride Street	Gray Street
Grant Road	Shopping Centre Entrance	End of Road
Gray Street	State Highway 6	McBride Street
Humphrey Street	State Highway 6	Douglas Street
Lake Avenue	Yewlett Crescent	McBride Street
McBride Street	State Highway 6A	State Highway 6
Riverside Road East	Roundabout	Kawarau Place
Riverside Road West	Kawarau Place	Roundabout
Robertson Street (East)	Douglas Street	Riverside Road

<b>Collector Roads</b>		
<b>Road Name</b>	<b>Start Name</b>	<b>End Name</b>
Yewlett Crescent	State Highway 6A	Lake Avenue
<b>Hawea</b>		
Camp Hill Road	State Highway 6	Gladstone/Kane Road
Capell Avenue	State Highway 6	Lake View Terrace
Cemetery Road (Hawea)	Domain Road	Gladstone Road, Gray Road
Domain Road (Lake Hawea)	Capell Avenue	Gladstone Road
Gladstone Road	Camphill Road	Cemetery Road
Kane Road	State Highway 8A	Camphill Road
Lake View Terrace	Capell Avenue	Muir Road
Muir Road	Corner at 1412	Cemetery Road
<b>Kelvin Heights</b>		
Peninsula Road	Willow Place	Grove Road
<b>Kingston</b>		
Kent Street (Kingston)	State Highway 6	Somerset Street
<b>Lake Hayes</b>		
Hogans Gully Road	Arrowtown Lake Hayes Road	End of Seal
Howards Drive North	Howards Drive	Nerin Square
Howards Drive Roundabout	Howards Drive	Howards Drive
Howards Drive South	Nerin Square	Howard's Drive
McDonnell Road	80km sign	Centennial Ave
Nerin Square	Howards North/South	Howards North/South
Speargrass Flat Road	Slopehill Rd East (End of Seal)	Lake Hayes Arrowtown Road
<b>Lake Hayes south</b>		
Jones Avenue	Howards Drive	Stalker Road
Jones Avenue Roundabout	Stalker Road	Stalker Road
<b>Luggate</b>		
Church Road	State Highway 6	State Highway 8A
<b>Quail Rise</b>		
Ferry Hill Drive	Tucker Beach Road	Coleshill Lane
<b>Queenstown</b>		
Athol Street	State Highway 6A	End of Street
Ballarat Street (East)	State Highway Traffic Lights	Hallenstein Street
Boundary Street (Queenstown)	Start (Robins Road end)	Gorge Road
Brecon Street (upper)	Man Street	End Brecon Street
Brecon Street (lower)	State Highway 6A	End Brecon Street (lower)
Brunswick Street	Lake Esplanade	Thompson Street
Camp Street (East)	Roundabout	Earl Street - Seal Change
Church Street	Marine Parade	Camp Street
Coronation Drive	State Highway 6A/ Stanley Street	Sydney Street (LHS)
Dublin Street	Hallenstein Street	Edinburgh Drive
Duke Street	Roundabout	Brecon Street (lower)
Earl Street	Camp Street	Marine Parade

<b>Collector Roads</b>		
<b>Road Name</b>	<b>Start Name</b>	<b>End Name</b>
Edgar Street	Hallenstein Street	Kent Street
Edinburgh Drive	York Street/Dublin Street	Wakatipu Heights
Frankton Road	Stanley Street	Sydney Street
Fryer Street	Hamilton Road	High School-end Fryer Street
Goldfield Heights	State Highway 6A	St Georges Avenue
Hallenstein Street	Gorge Road	Dublin Street (End of Road)
Hamilton Road	Robins Road	Fryer Street
Hensman Road	State Highway 6A	Wakatipu Heights
Highview Terrace	Hensman Road	St Georges Avenue
Hylton Place	Gorge Road	End of Hylton Place
Industrial Lane	Industrial Place	End of cul de sac
Isle Street	Robins Road	Hay Street
Lake Street	Lake Esplanade	Man Street
Marine Parade (East)	Earl Street	Church Street
Marine Parade (West)	Rees Street	Church Street
Panorama Terrace	Suburb Street North	Hensman Road
Rees Street	Marine Parade	Shotover Street
St Georges Avenue	Goldfield Heights	Highview Terrace
Suburb Street (North)	Frankton Road (SH 6A)	Panorama Terrace
Suburb Street (South)	(State Highway 6A) Frankton Road	Veint Crescent
Templeton Way	Memorial Street	End of Bridge at carpark
Windsor Place	Edinburgh Drive	London Lane
York Street	Hallenstein Street	Edinburgh Drive
Glenorchy-Paradise Road	50km sign Mull Street	Priory Road
Glenorchy-Routeburn Road	Swamp Road	Routeburn Road
Mull Street	50km sign Glenorchy/ Paradise Road	Oban Street
Priory Road	Glenorchy-Paradise Road	Glenorchy Routeburn Road
Routeburn Road	Glenorchy-Routeburn Road	End of Kinloch Routeburn
<b>Wanaka Urban</b>		
Allenby Place reserve	Ballantyne Road	WRC junction
Ardmore Street	Roundabout	MacDougall Street
Aubrey Road	Beacon Point Road	Outlet Road
Ballantyne Road	Faulks Road	State Highway 84
Beacon Point Road	Lakeside Road	End of Seal Penrith Park Drive
Cliff Wilson Street	Reece Crescent	Plantation Road
Dungarvon Street	Ardmore Street	Brownston Street (West)
Dunmore Street	Dungarvon Street	Helwick Street
Frederick Street	Ballantyne Road	End of Seal
Golf Course Road	Ballantyne Road	Cardrona Valley Road
Gordon Road	Ballantyne Road	End of Gordon Place
Hedditch Street	Little Street	Hedditch Street connection

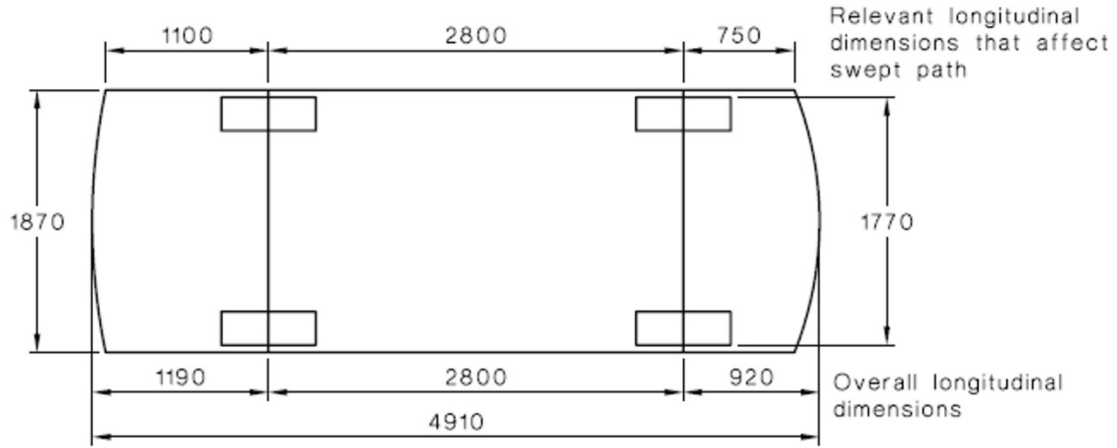


<b>Collector Roads</b>		
<b>Road Name</b>	<b>Start Name</b>	<b>End Name</b>
Hedditch Street connection	State Highway 84	Hedditch Street
Helwick Street	Ardmore Street	Brownston Street (West)
Kings Drive	Plantation Road	Aubrey Road
Lakeside Road	Ardmore Street	Beacon Point Road
Link Way	Anderson Road	Reece Crescent
MacPherson Street	State Highway 84	Ballantyne Road
McDougall Street	Brownston Street	Ardmore Street
Orchard Road	Cardrona Valley Road	Riverbank Road
Outlet Road	Anderson Road	End of Seal
Penrith park Drive	Beacon Point Road	Minaret Ridge
Plantation Road	Beacon Point Road	Anderson Road
Rata Street	Aubrey Road	Forest Heights
Reece Crescent	Anderson Road	Plantation Road (LHS)
Riverbank Road	Cardrona Valley Road	State Highway 6
Sargood Drive	Ardmore Street	Norman Terrace
Wanaka-Mount Aspiring Road, including Wanaka-Mount Aspiring/Sargood Drive Roundabout	MacDougall Street	End of the public road at Raspberry Flat, West Matukituki

<b>Local Roads</b>
All other roads

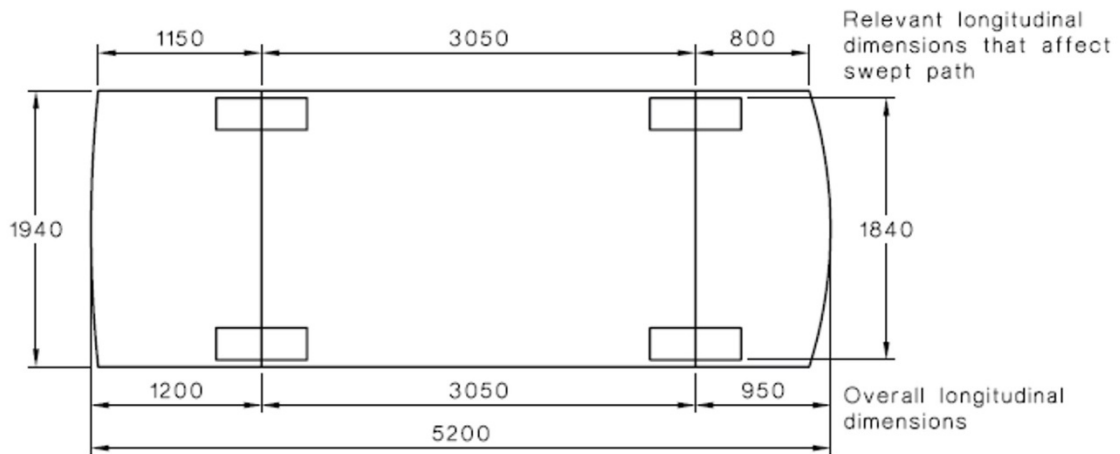
## 29.14 Schedule 29.2 - Interpretive Diagrams

### 29.14.1 Diagram 1 – B85 and B99 design vehicle dimensions



DIMENSIONS IN MILLIMETRES

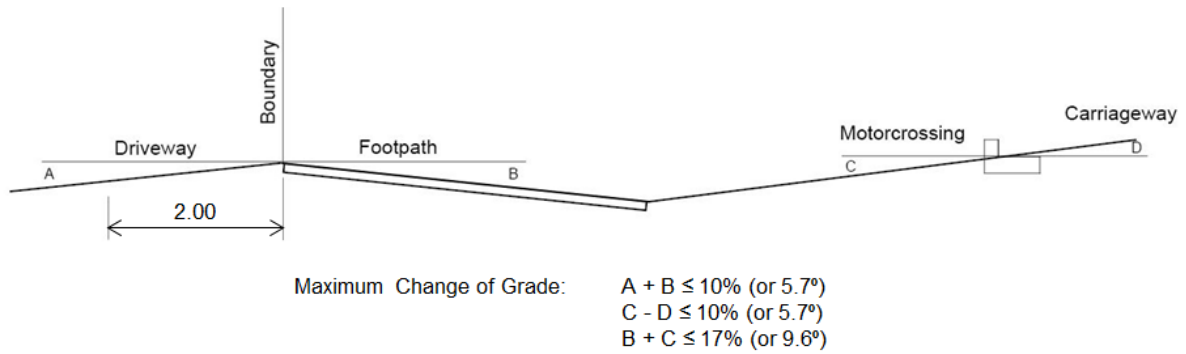
B85 (85TH PERCENTILE) CAR



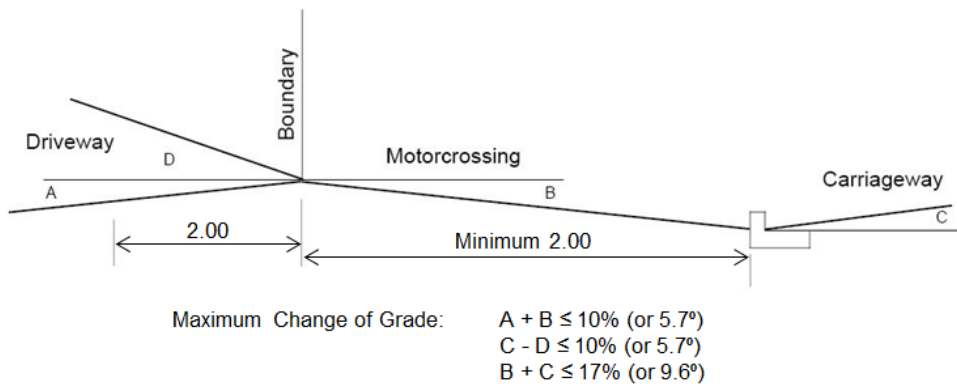
DIMENSIONS IN MILLIMETRES

B99 (99.8TH PERCENTILE) VEHICLE

**29.14.2 Diagram 2 – Maximum Breakover Angles for Vehicle Crossings**



**Low Level Footpath**

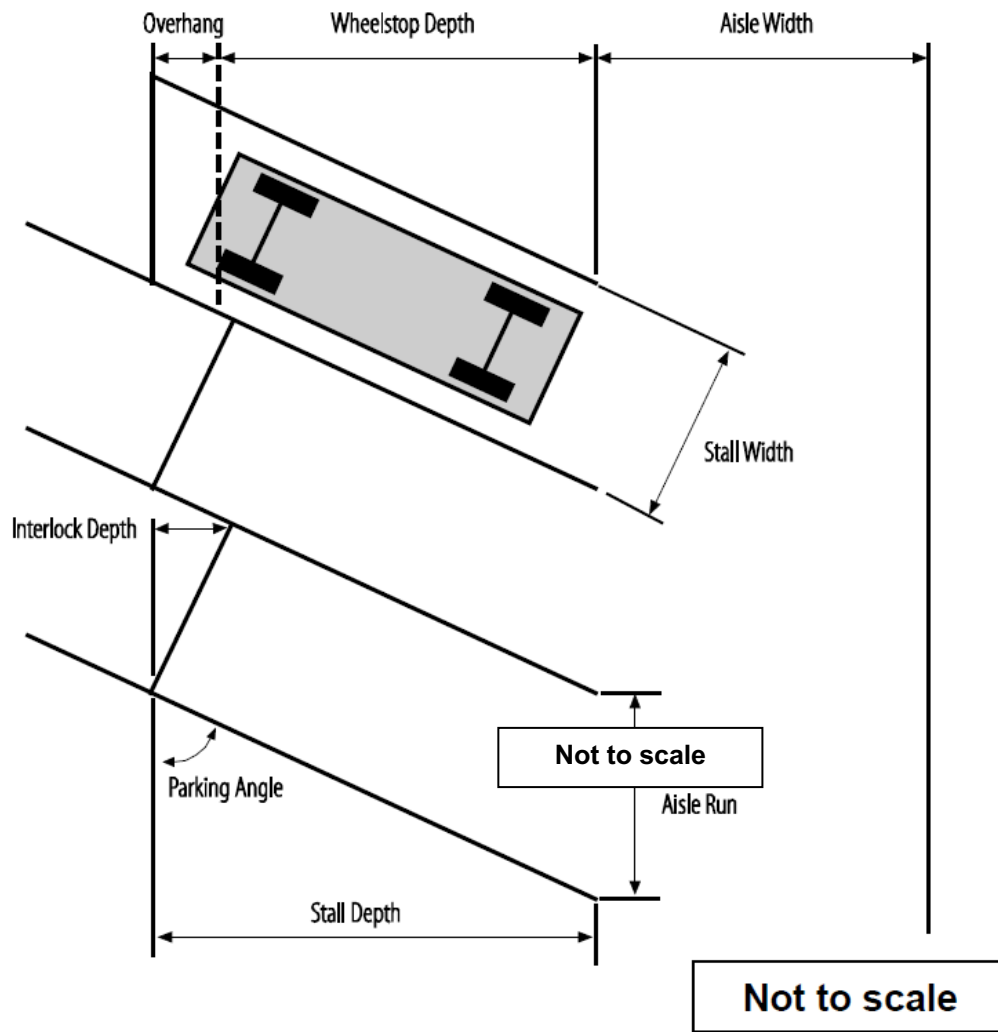


**Standard Footpath**

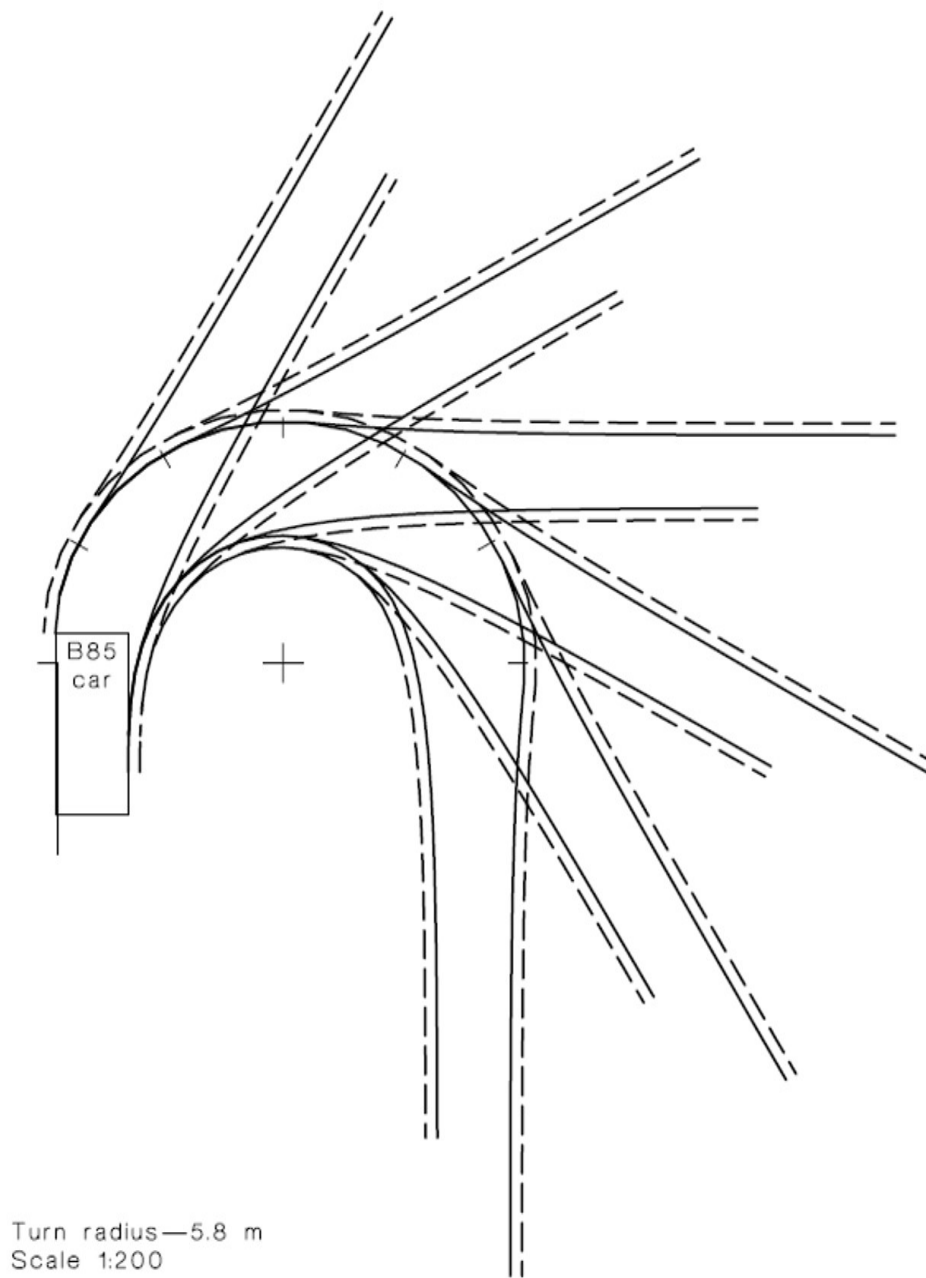
**Note:**

1. A, B, C and D refer to the gradients expressed either as a percentage or in degrees.
2. Low slung cars with ground effect features may not meet the criteria assumed in this design guide.
3. Buses are permitted lower clearance value of (A+B) or 6% of  $3.4^\circ$ .

29.14.3 Diagram 3 - Carpark Layouts



29.14.4 Diagram 4 – Vehicle Swept Path Design



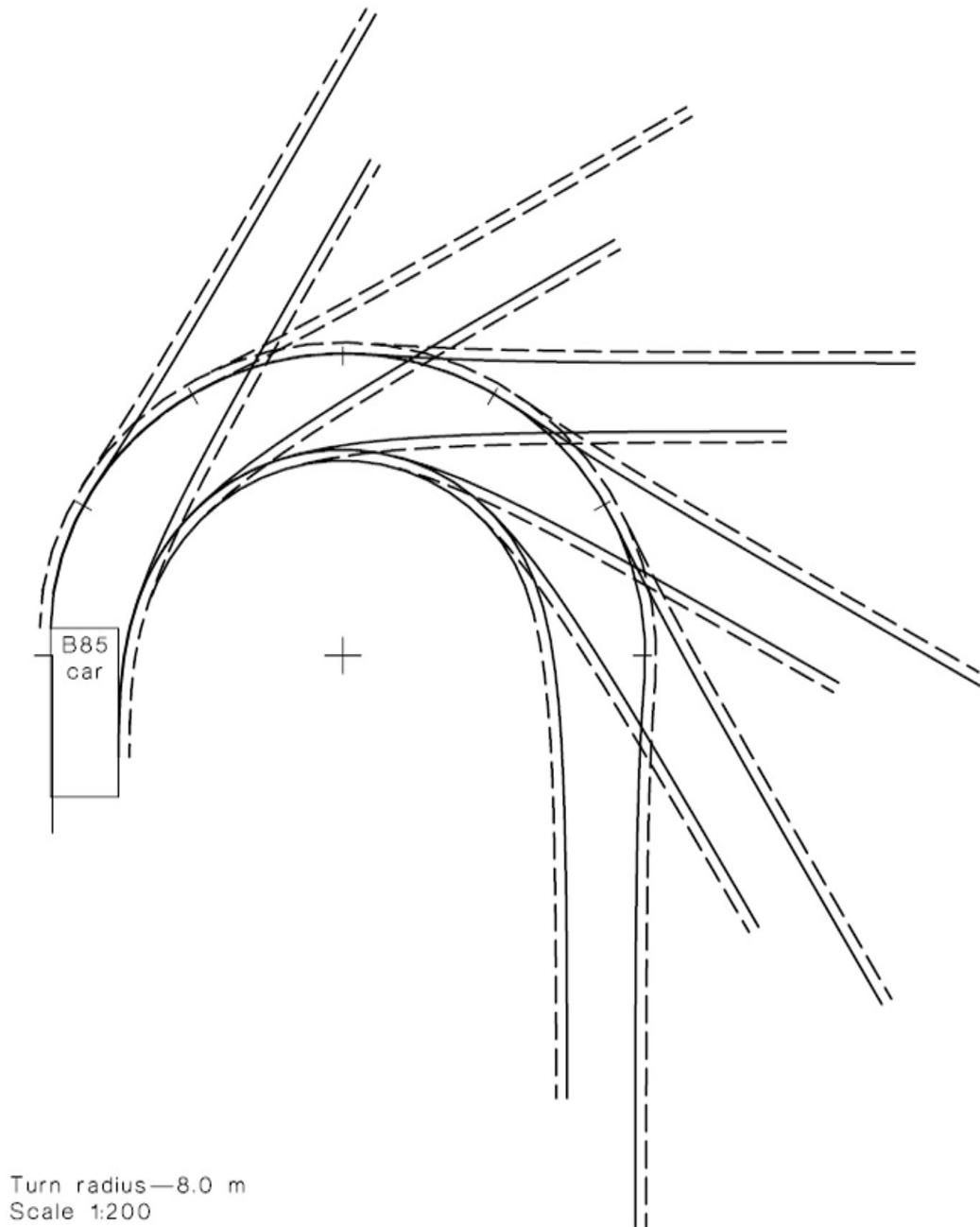
LEGEND:

- = Denotes the B85 base dimension swept path
- - - = Denotes the B85 design template which includes 2 x 300 mm manoeuvring clearances only

NOTE: This is the minimum radius turn for a B85 vehicle.

**Example of the B85 Design Template**

**5.8m Radius Turn**

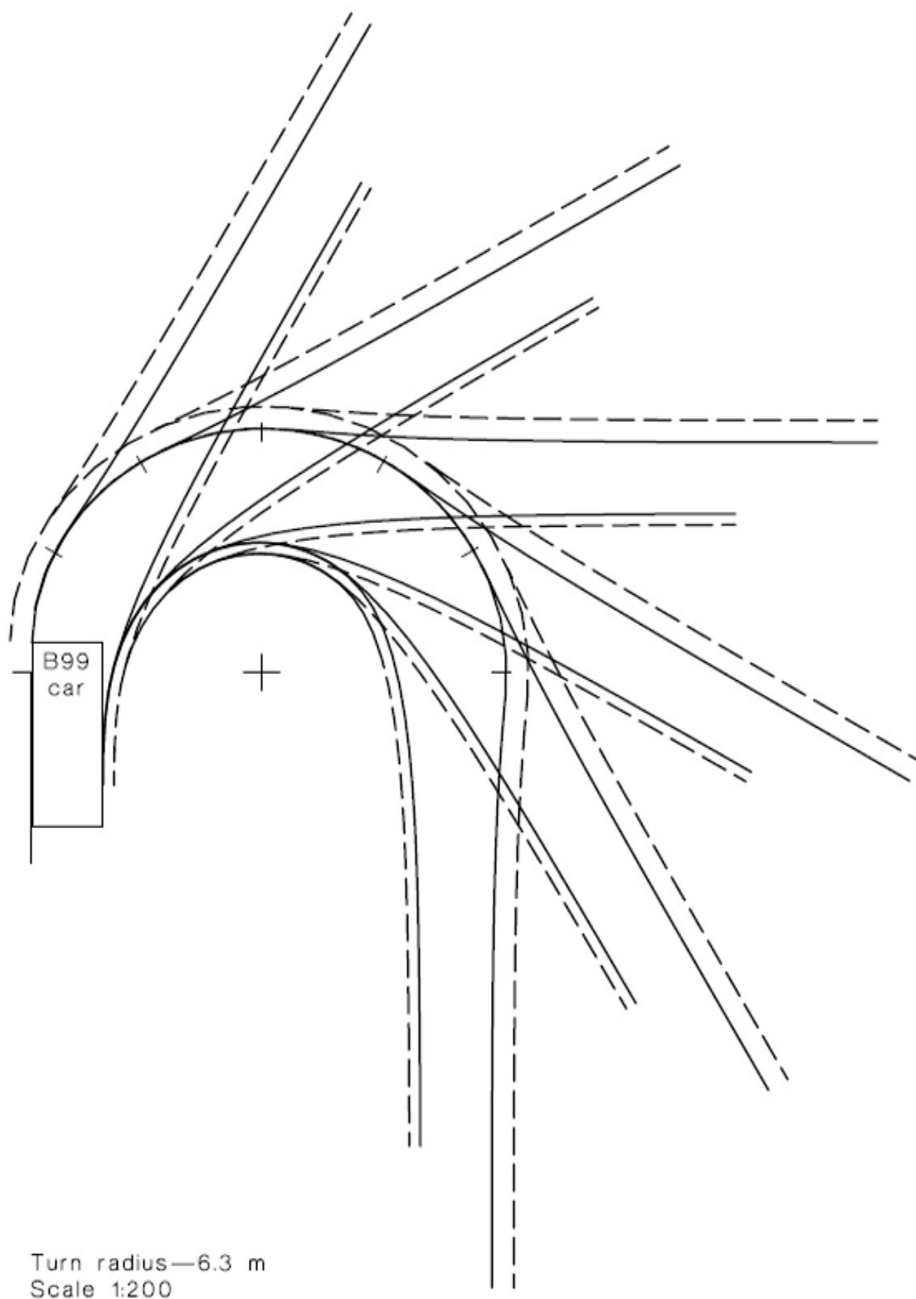


LEGEND:

- = Denotes the B85 base dimension swept path
- - - = Denotes the B85 design template which includes 2 x 300 mm manoeuvring clearances only

**Example of the B85 Design Template**

**8.0m Radius Turn**



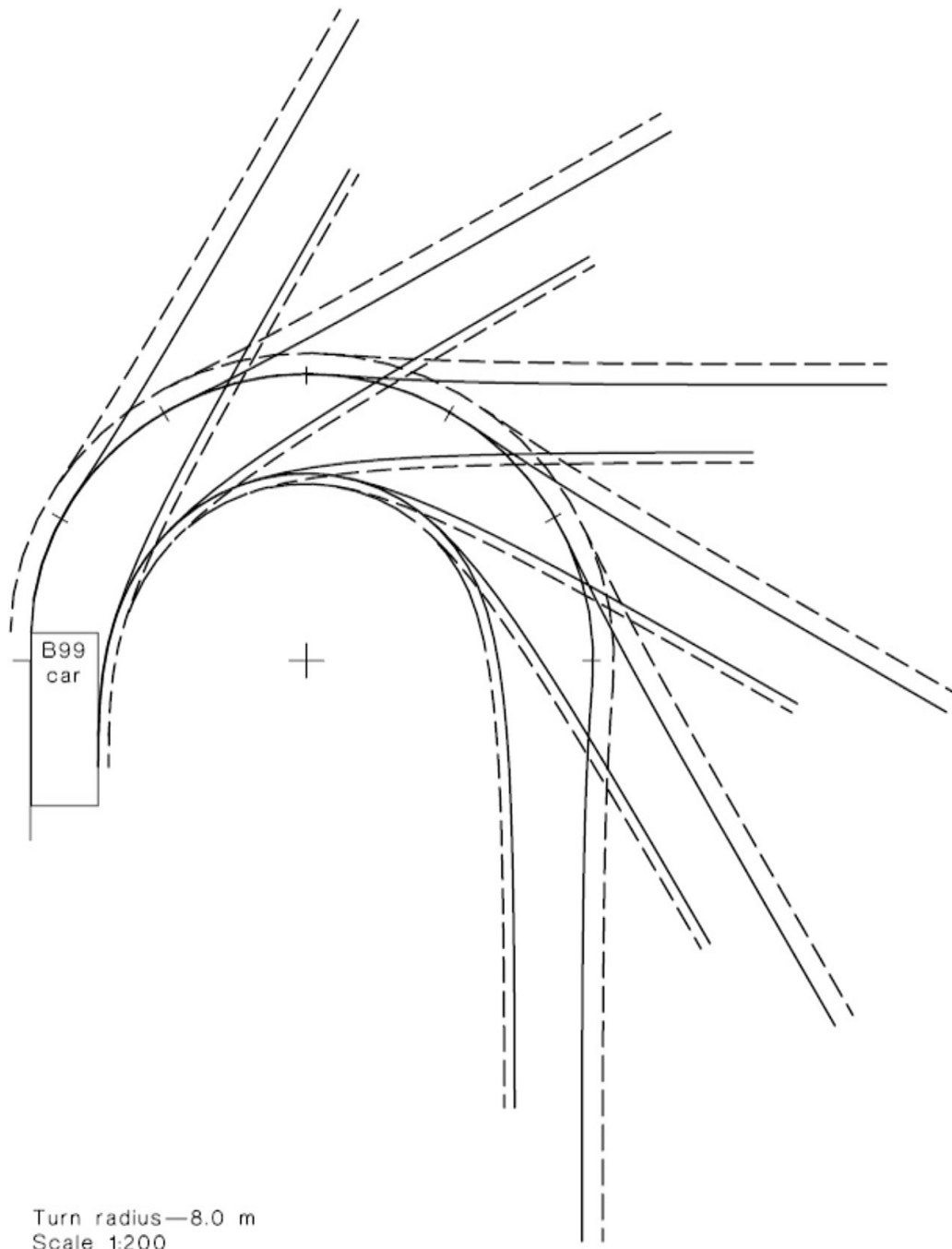
LEGEND:

- = Denotes the B99 base dimension swept path
- - - = Denotes the B99 design template which includes manoeuvring and circulation clearances, 300 mm on the inside and 600 mm on the outside

NOTE: This is the minimum radius turn for a B99 vehicle.

**Example of the B99 Design Template**

**6.3m Radius Turn**



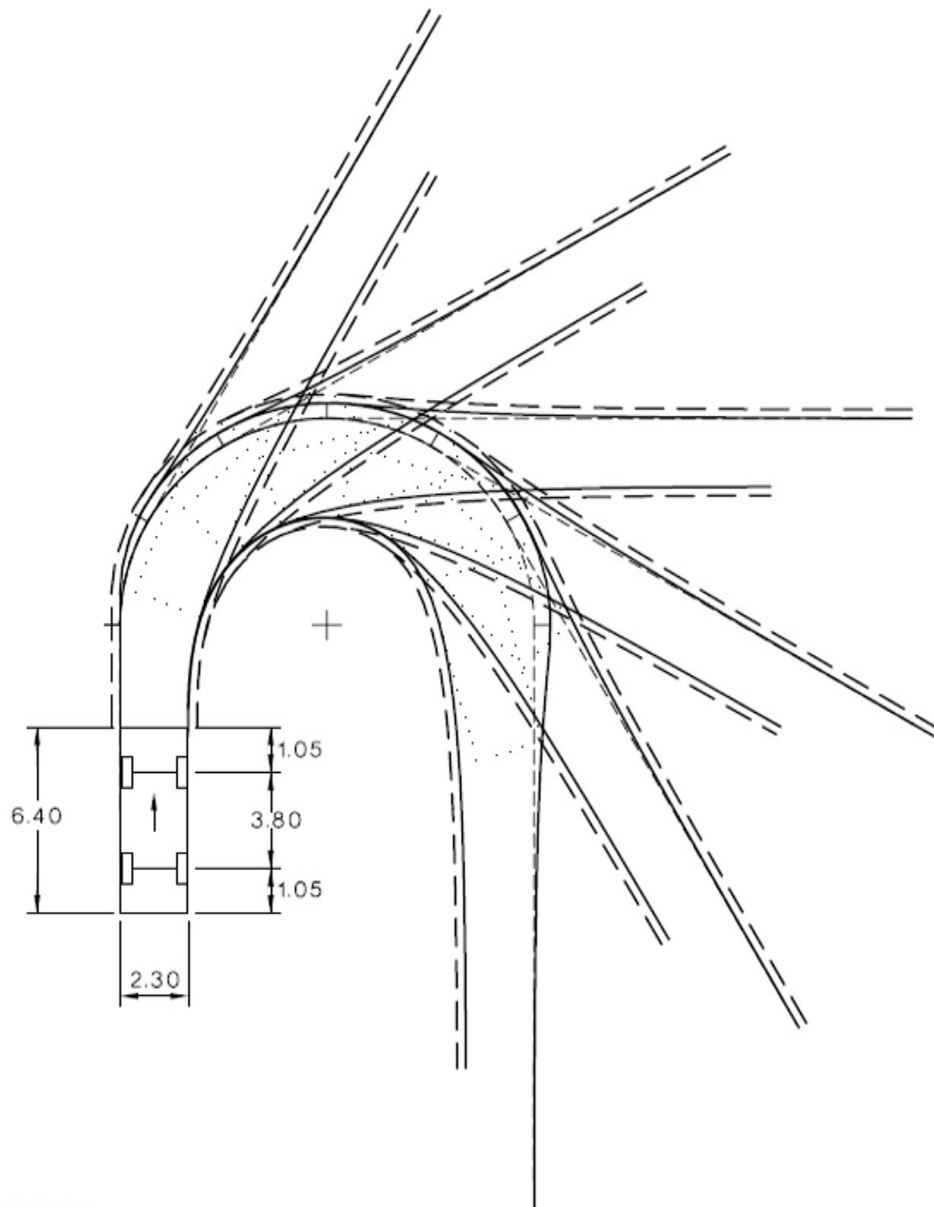
**LEGEND:**

- = Denotes the B99 base dimension swept path
- - - = Denotes the B99 design template which includes manoeuvring and circulation clearances, 300 mm on the inside and 600 mm on the outside

**Example of the B99 Design Template**

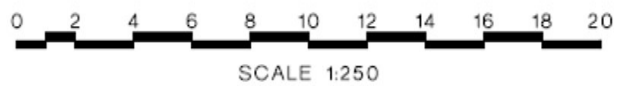
**8.0m Radius Turn**





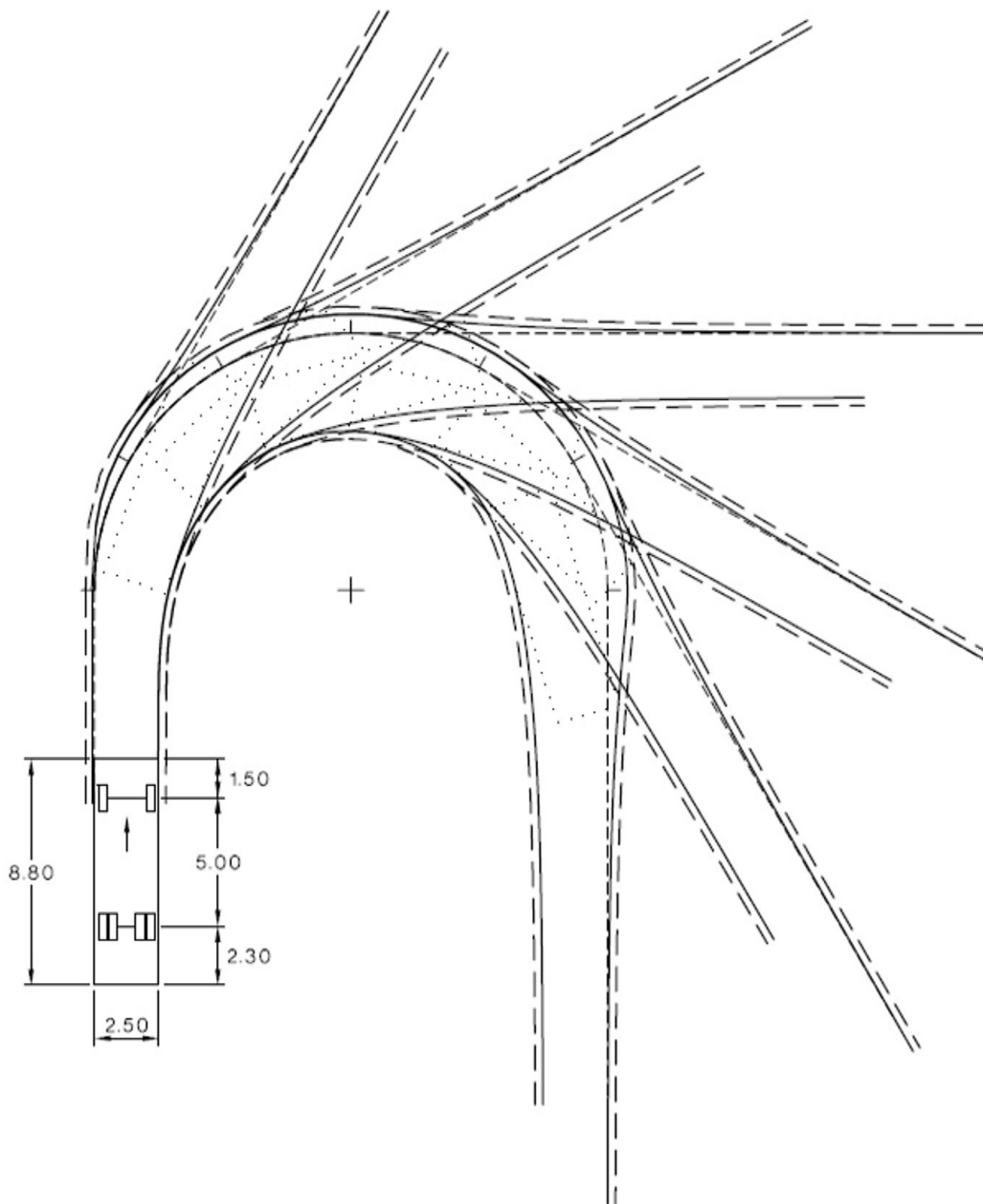
LEGEND:

- = Swept path of vehicle body
- = Swept path plus low speed manoeuvring clearance (300 mm both sides)
- ..... = Path of outer front wheel
- ..... = Successive positions of vehicle during turn



DIMENSIONS IN METRES

**Turning Path Template - Small Rigid Vehicle**  
**Minimum Radius Turn (7.1m)**



LEGEND:

- = Swept path of vehicle body
- - - = Swept path plus low speed manoeuvring clearance (300 mm both sides)
- · - · = Path of outer front wheel
- · · · · = Successive positions of vehicle during turn

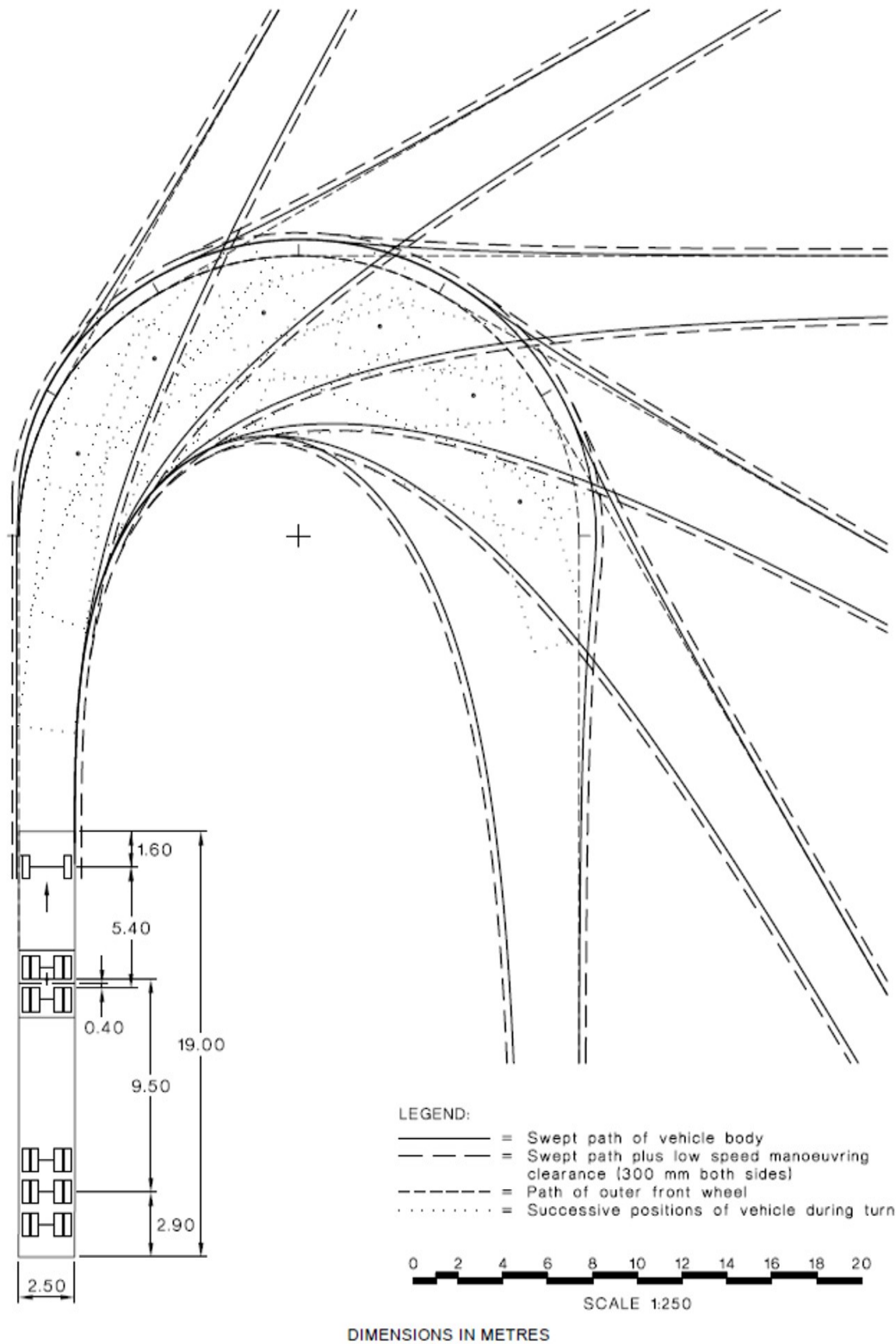


SCALE 1:250

DIMENSIONS IN METRES

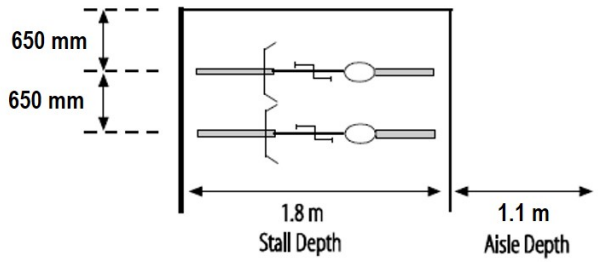
**Turning Path Template - Medium Rigid Vehicle**

**Minimum Radius Turn (10m)**



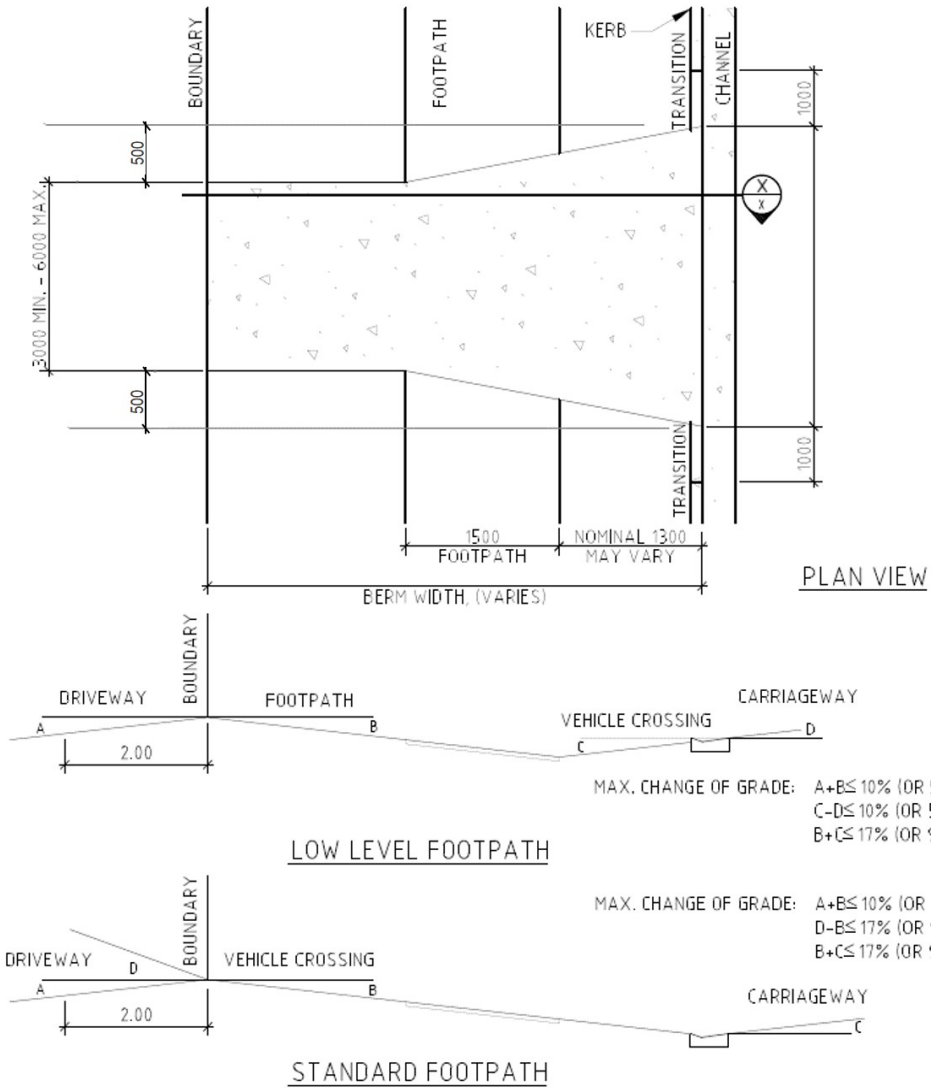
**Turning Path Template - Articulated Vehicle**  
**Minimum Radius Turn (12.5m)**

29.14.5 Diagram 5 - Bicycle Parking Layout

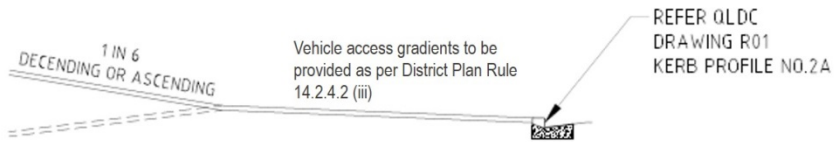
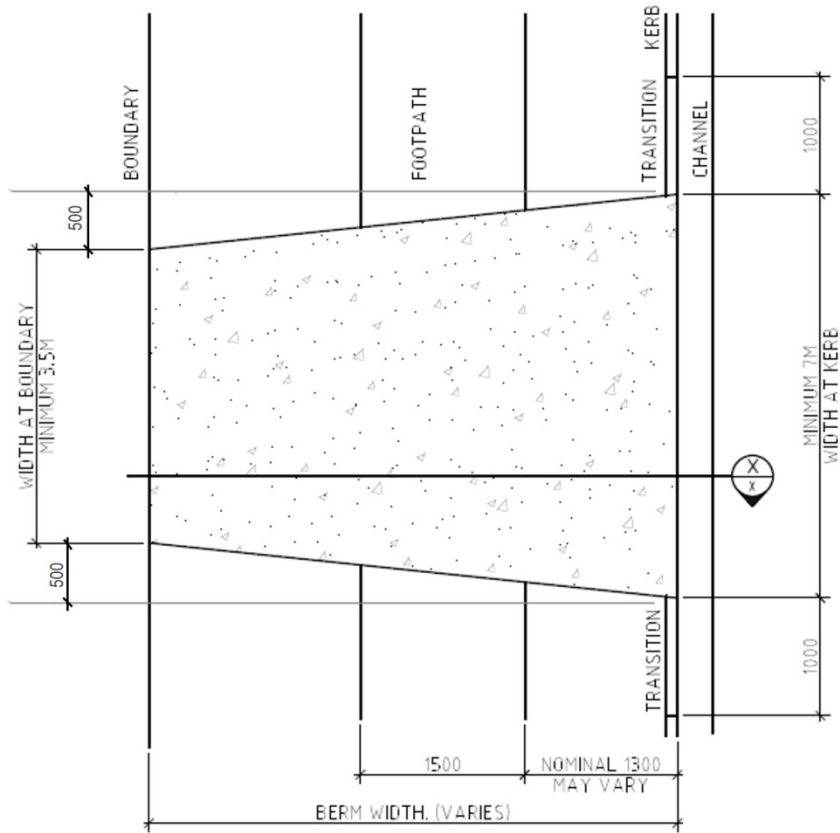


Not to scale

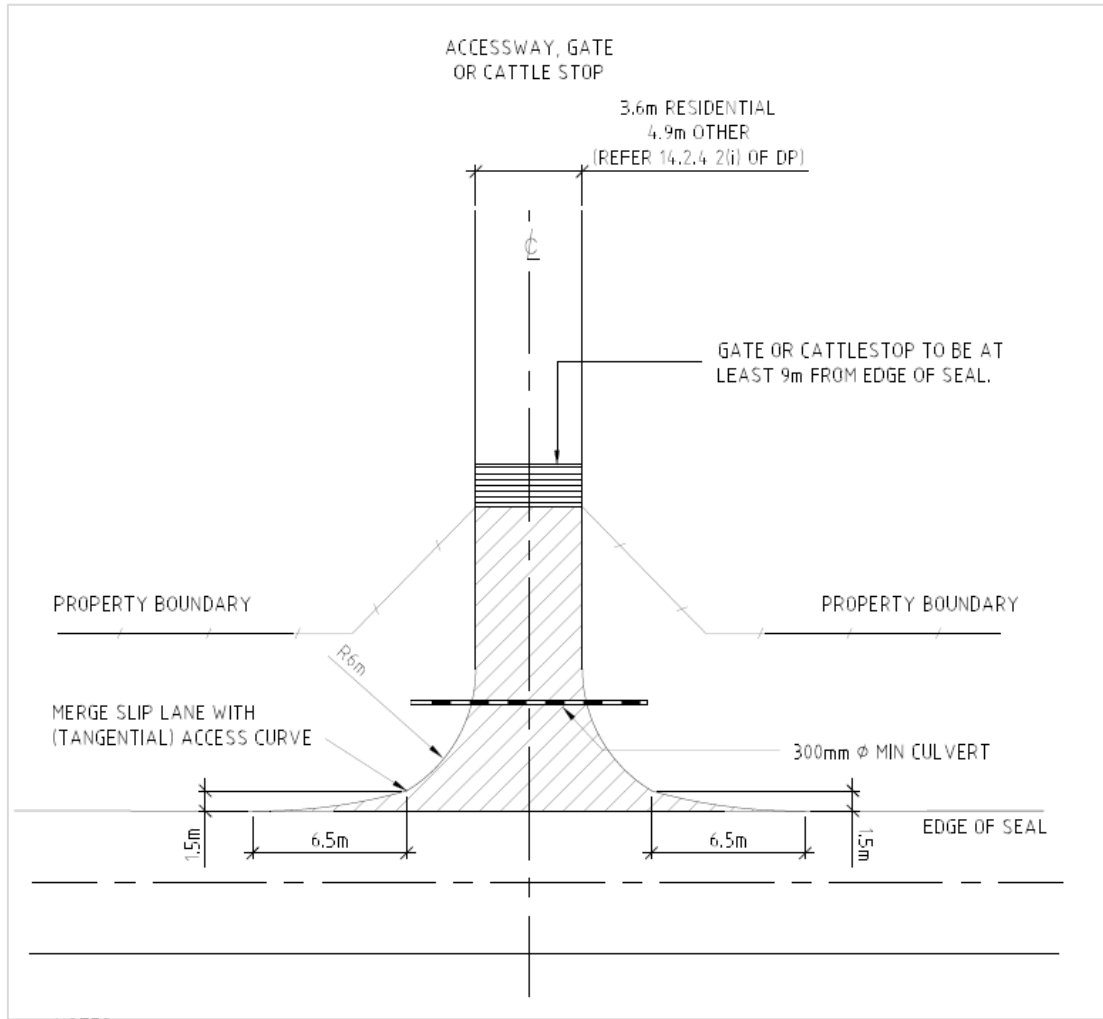
29.14.6 Diagram 6 - Residential Vehicle Crossing



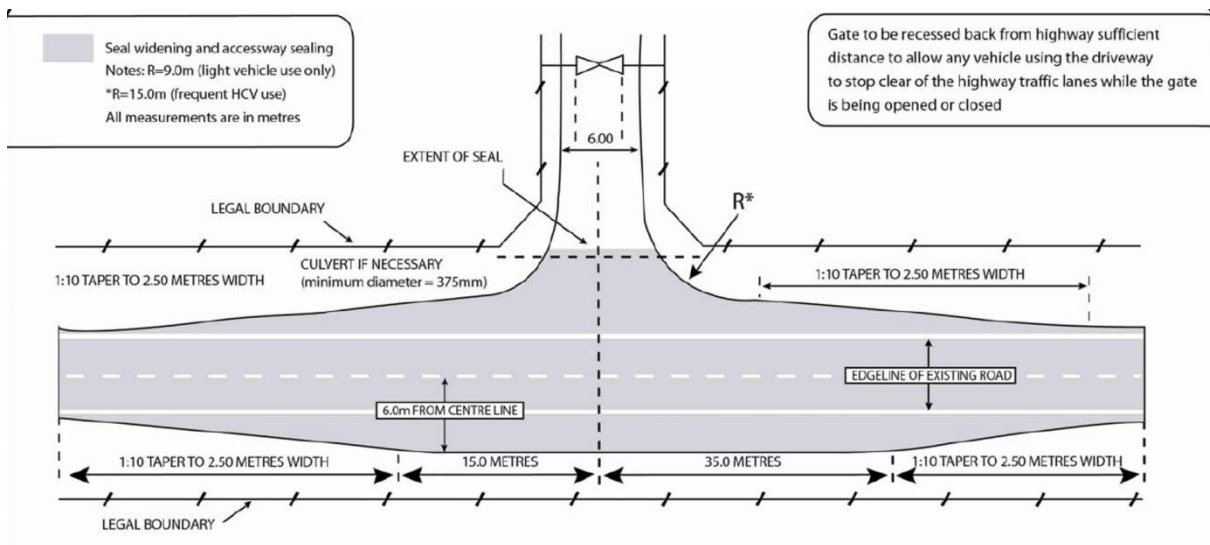
29.14.7 Diagram 7 - Commercial Vehicle Crossing



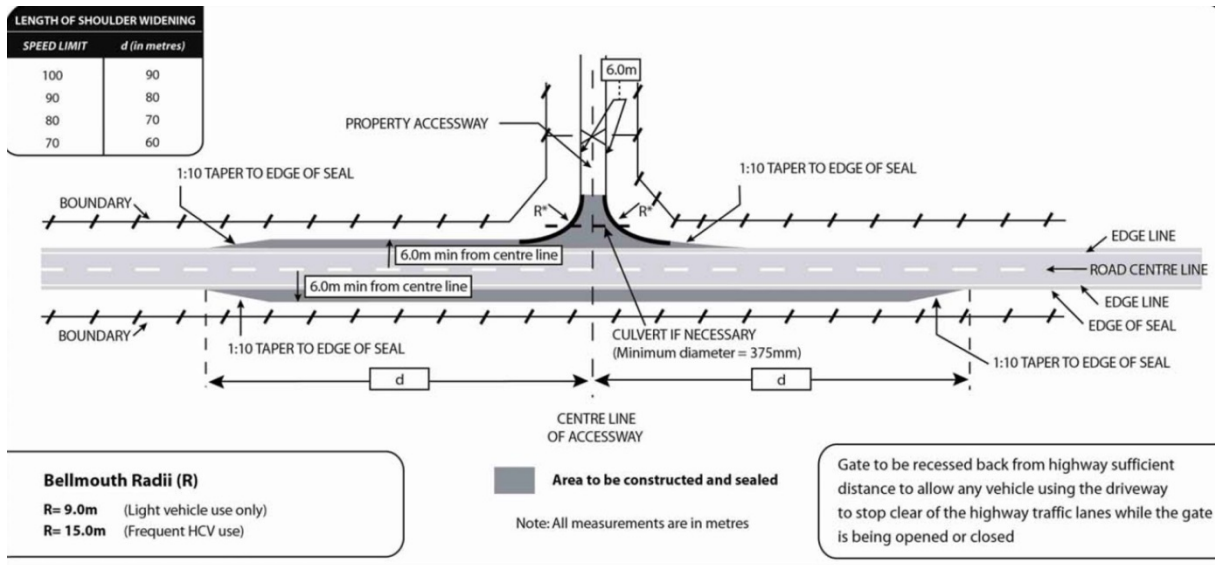
29.14.8 Diagram 8 - Access Design



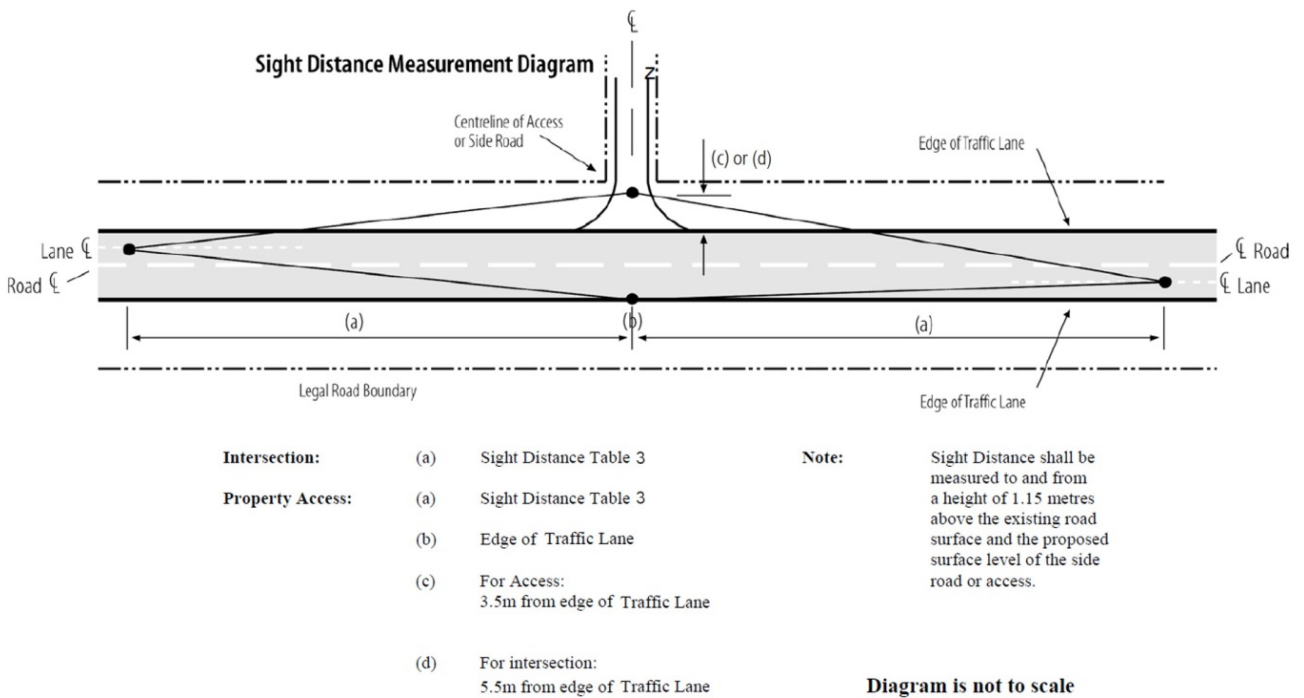
29.14.9 Diagram 9 - Access Design



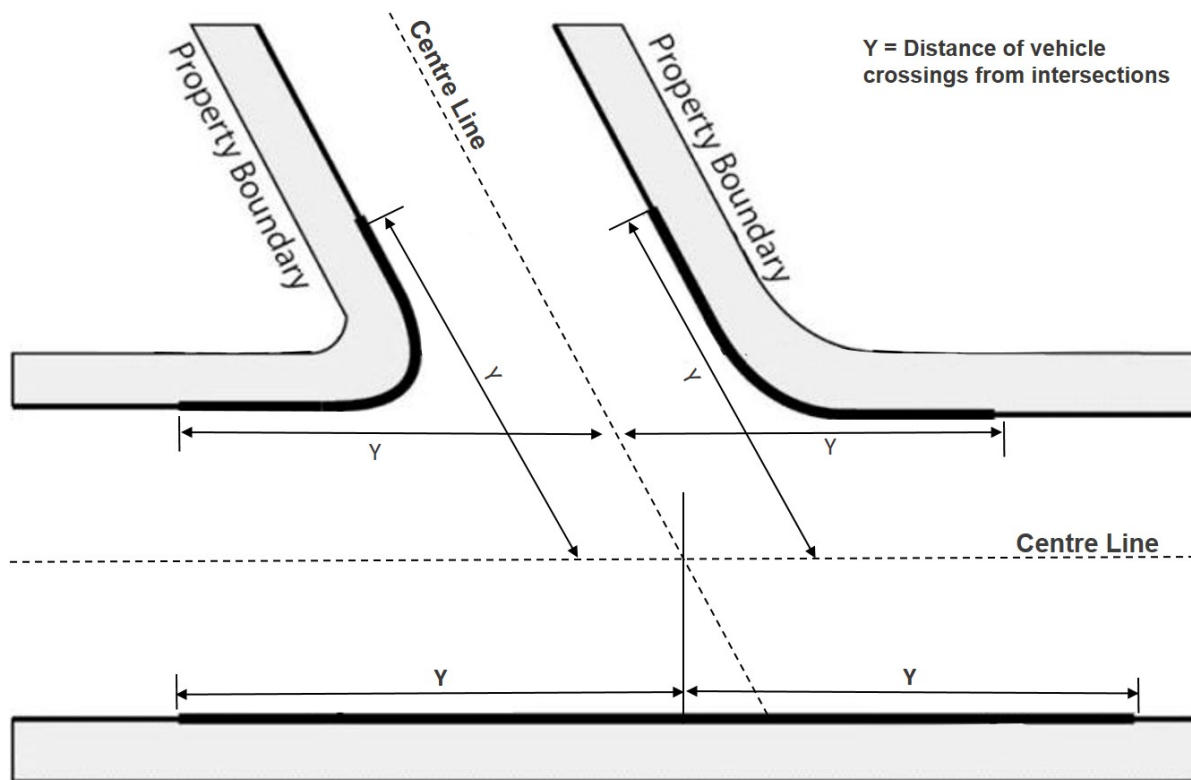
29.14.10 Diagram 10 - Access Design



29.14.11 Diagram 11 – Sight Distance Measurement Diagram



29.14.12 Diagram 12 – Sight Distance Measurement Diagram





# Variation to Stage 1 PDP Chapter 2 Definitions:

Underlined text for additions and ~~strike through~~ text for deletions.

<p><b>Park and Ride</b></p>	<p><del>Means an area to leave vehicles and transfer to public transport or car pool to complete the rest of a journey into an urban area.</del></p> <p><u>Means a parking area which is located and purposely designed to support the frequent public transport network and to provide specifically for users of a public transport network who:</u></p> <ul style="list-style-type: none"> <li>• <u>travel by private vehicle to the park and ride parking area, then</u></li> <li>• <u>leave their vehicle at the facility and transfer to the frequent public transport network to continue their journey.</u></li> </ul> <p>Park and Ride facilities includes car parking areas, public transport interchange and associated security measures, <u>bicycle parking</u>, fencing, lighting, ticketing systems, shelter and ticketing structures, landscape planting and earthworks.</p>
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## New Stage 2 PDP Chapter 2 Definitions

<p><b><u>Accessory car park (area)</u></b></p>	<p><u>Means parking that serves a supportive function to the primary activity and is located on the same site as the primary activity.</u></p>
<p><b><u>Active transport network</u></b></p>	<p><u>The network of commuter and recreational trails, pathways, and footpaths that provide for transport modes that rely on human power, including electric bicycles, primarily walking and cycling, and includes those that are located within and outside of the road network.</u></p>
<p><b><u>Balcony</u></b></p>	<p><u>Means a floor at other than ground level having at least one side completely open except for a balustrade of a maximum height of 1.2m above balcony floor level. The balcony may be roofed and shall have direct access to the residential unit it serves.</u></p>
<p><b><u>Elderly care home</u></b></p>	<p><u>Means a facility providing rest home care within the meaning of the Health and Disability Services (Safety) Act (2001), or a home for the residential care of older persons and/or any land or buildings used for the care of older persons within a retirement village.</u></p>
<p><b><u>Large Format Retail</u></b></p>	<p><u>Means any single retail tenancy which occupies 500m<sup>2</sup> or more of GFA. Refer definition of GFA.</u></p>
<p><b><u>Mobility parking space</u></b></p>	<p><u>Means a parking space designed and reserved for the exclusive use of people whose mobility is restricted and who have a mobility permit issued. It also means 'accessible park/parking' and 'disabled/disability park/parking' as referred to in various external standards and guidance documents.</u></p>
<p><b><u>Motor vehicle repair and servicing</u></b></p>	<p><u>Means land and/or buildings used for the servicing, repair (including panel beating and spray painting repair) of motor vehicles, agricultural machinery or boats and ancillary activities (including the sale and/or fitting of accessories).</u></p>
<p><b><u>Non-accessory parking</u></b></p>	<p><u>Parking that is provided as a principal activity on the site and is not accessory to any of the approved activities on the site. The parking may be:</u></p> <ul style="list-style-type: none"> <li>• <u>available to members of the public for a charge or fee</u></li> <li>• <u>reserved or leased.</u></li> </ul> <p><u>Excludes:</u></p> <ul style="list-style-type: none"> <li>• <u>Park and Ride</u></li> </ul> <p><u>Includes:</u></p> <ul style="list-style-type: none"> <li>• <u>short term, long term, and off-site parking</u></li> </ul>

<p><b><u>Off-site parking</u></b></p>	<p><u>Parking on a site that is dedicated to the use of an activity taking place on another site and provides parking which would have otherwise been required or permitted on the same site as the activity.</u></p>
<p><b><u>Professional Staff</u></b> (For the purposes of Chapter 29 only)</p>	<p><u>Means staff excluding administrative staff in relation to Health Care Services.</u></p>
<p><b><u>Public amenities</u></b></p>	<p><u>Means, the following facilities established for the convenience and amenity of the public:</u></p> <ul style="list-style-type: none"> <li>• <u>landscaping and planting</u></li> <li>• <u>public toilets</u></li> <li>• <u>street furniture, including seating, and picnic tables</u></li> <li>• <u>bicycle stands</u></li> <li>• <u>fountains</u></li> <li>• <u>drinking fountains</u></li> <li>• <u>rubbish bins</u></li> <li>• <u>barbeques</u></li> <li>• <u>lighting</u></li> <li>• <u>shelters</u></li> <li>• <u>post boxes</u></li> <li>• <u>telephone booths</u></li> <li>• <u>showers and changing rooms</u></li> <li>• <u>playgrounds</u></li> <li>• <u>public artwork</u></li> </ul>
<p><b><u>Public transport facility</u></b></p>	<p><u>A facility for passenger movements on/off and between public transport services, including:</u></p> <ul style="list-style-type: none"> <li>• <u>Passenger waiting areas</u></li> <li>• <u>Shelters</u></li> <li>• <u>Public ferry terminals</u></li> <li>• <u>Ticketing and other passenger facilities</u></li> <li>• <u>Bus interchanges</u></li> </ul>
<p><b><u>Staff</u></b> (For the purposes of Chapter 29 only)</p>	<p><u>Means full time staff or full time staff equivalent. Provision for a full time staff equivalent is based on recognition of the fact that some businesses are operated in shifts.</u></p>

<p><b><u>Transport infrastructure</u></b></p>	<p><u>Means:</u></p> <ul style="list-style-type: none"> <li>• <u>footpaths, footways and footbridges, bridges for roads, tunnels, retaining walls for roads;</u></li> <li>• <u>site access including vehicle crossings;</u></li> <li>• <u>the road carriageway including widening;</u></li> <li>• <u>bicycle paths and parking facilities, including electric bicycle and electric vehicle charging stations;</u></li> <li>• <u>road lighting and support structures;</u></li> <li>• <u>engineering measures (road markings, rumble strips, removal of roadside hazards, barriers, widened road margins, improving skid resistance, improving road geometry on bends and at intersections, fine tuning of signalised intersections, improving visibility at non-signalised intersections, fencing, speed humps, traffic separators);</u></li> <li>• <u>public transport facilities and systems and supporting ancillary equipment and structures including seats, shelters, real time information systems and ticketing facilities, bicycle storage, and cabinets;</u></li> <li>• <u>traffic control devices (including traffic islands, pedestrian crossings and roundabouts and intersection controls), traffic and cycle monitoring devices, traffic signals and support structures, cabinets and ancillary equipment associated with traffic signals;</u></li> <li>• <u>devices and structures to implement regulatory controls (no stopping, no overtaking, parking control, bus lane controls, vehicle restrictions) including parking meters and pay and display kiosks, and speed cameras and red light/traffic cameras; and</u></li> <li>• <u>parking; and</u></li> <li>• <u>any other structures required for transport activities on land in relation to the establishment of roads, cycleways, walkways, rail, or any other means.</u></li> </ul>
<p><b><u>Transport Network</u></b></p>	<p><u>Means the public roading network, all transport infrastructure, park and ride, public transport facilities, and the on-road and off-road public transport network and active transport network.</u></p>
<p><b><u>Unformed road</u></b> (For the purposes of Chapter 29 only)</p>	<p><u>Means land that is vested or dedicated as road that has never been formed in full or in part.</u></p>
<p><b><u>Vehicle control point</u></b> (For the purposes of Chapter 29 only)</p>	<p><u>Means a point on a vehicle access route controlled by a barrier (or similar means) at which a vehicle is required to stop, or a point where conflict with vehicles already on the site may arise. For example, a point where vehicles on the access route may need to wait for a vehicle reversing from a parking space on the site or queueing for a service station filling point).</u></p>
<p><b><u>Public water ferry service</u></b></p>	<p><u>Means a ferry service for the carriage of passengers for hire or reward, which is available to the public generally and is operated to a fixed regular schedule, including during normal commuting hours, runs between various stops and provides the ability for passengers to embark and disembark from the vessel at those various stops, but does not include any such service that:</u></p> <ul style="list-style-type: none"> <li>• <u>is contracted or funded by the Ministry of Education for the sole or primary purpose of transporting school children to and from school; or</u></li> <li>• <u>is operated for the sole or primary purpose of transporting passengers to or from a predetermined event.</u></li> </ul> <p><u>The definition is limited to that part of the ferry service that occurs on the surface of the water and excludes any associated activity that occurs on land or on a structure attached to land, including the lake bed.</u></p>

## **2.2 Acronyms Used in the District Plan**

Listed below are acronyms used within the plan. They do not include the acronyms of names of activity areas identified within structure plans adopted under the PDP.

- CPTED = Crime Prevention Through Environmental Design
- Ecm = Equivalent car movements
- GFA = Gross Floor Area
- NZTA = New Zealand Transport Agency
- PFA = Public Floor Area
- Vpd = Vehicles per day

# Variation to Stage 1 PDP Chapter 37 Designations:

Underlined text for additions and ~~strike through~~ text for deletions.

## 37.2 Schedule of Designations

~~All Queenstown Lakes District Council Roads are deemed to be designated for the purpose of road.~~

### ~~A.1 Stopped Roads~~

~~Council shall stop all roads in accordance with either the Local government Act 1974 or the Public Works Act 1981.~~

~~Where the boundary of a legal road is re-aligned, or a legal road is stopped, the Council shall apply to the land no longer designated road a zone(s), in accordance with one or more of the following provisions: (i) Zoning shall be that which best accommodates any existing land use activities on the site of the stopped road, and which cause no more than minor effect to the environment; and/or (ii) Zoning shall reflect any topographical or natural features that constitute logical reason for zoning; and/or (iii) Stopped roads shall be zoned in accordance with the adjoining zone of least intensive development potential (refer to Table A.1).~~

~~Table A.1 — Least Intensive District Zoning to most Intensive District Zoning (i) Rural (ii) gibbston Character (iii) Rural Lifestyle/Bendemeer (iv) Rural Residential (v) Resort/Rural Visitor (vi) Arrowtown Residential Historic Management (vii) Township (viii) Low Density Residential/Penrith park (ix) High Density Residential/Medium Density (x) Corner Shopping Centre (xi) Industrial (xii) Business (xiii) Remarkables park (xiv) Town Centre (xv) Airport Mixed Use.~~

# Variation to Stage 1 PDP Chapter 21 Rural Zone:

Underlined text for additions and ~~strike through~~ text for deletions.

<u>21.15.5</u>	<b><u>Public water ferry services</u></b> <u>Discretion is restricted to:</u> <ul style="list-style-type: none"><li>• <u>Effects on the transport network.</u></li><li>• <u>Effects on navigational safety.</u></li><li>• <u>Location, scale, and intensity of the activity.</u></li><li>• <u>Effects on landscape and amenity values.</u></li><li>• <u>Congestion and safety, including effects on other commercial operators and recreational users.</u></li><li>• <u>Waste disposal.</u></li><li>• <u>Cumulative effects.</u></li></ul>	<u>RD</u>
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# Variation to Stage 1 PDP Chapter 12 Queenstown Town Centre:

Underlined text for additions and ~~strike through~~ text for deletions.

<b>12.4.7</b>	<p><u>12.4.7.4 Public water ferry services (surface of water activity only) within the Queenstown Town Centre Waterfront Sub-Zone as shown on the Planning Maps.</u></p> <p><u>In respect of 12.4.7.4, discretion is restricted to:</u></p> <ul style="list-style-type: none"><li>a. <u>Effects on the transport network.</u></li><li>b. <u>Effects on navigational safety.</u></li><li>c. <u>Location, scale and, intensity of the activity.</u></li><li>d. <u>Effects on landscape and amenity values.</u></li><li>e. <u>Congestion and safety, including effects on other commercial operators and recreational users.</u></li><li>f. <u>Waste disposal.</u></li><li>g. <u>Cumulative effects.</u></li></ul>	<u>RD</u>
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## Variation to Stage 1 PDP Chapter 9 High Density Residential:

Underlined text for additions and ~~strike through~~ text for deletions.

9.2.6.5 A reduction in parking requirements may be considered in Queenstown and Wanaka where a site is located within ~~400~~ 800 m of a bus stop or the edge of a town centre zone.



## Variation to Stage 1 PDP Planning Maps:

Roads shown on the Stage 2 planning maps are based on a data set that corrects and updates the spatial extent of roads notified in Stage 1. The spatial extent of Stage 1 zones have in some instances been varied as a consequence of new roads having been created or existing roads having been stopped since the Proposed District Plan planning maps were notified in Stage 1 of the review.

<b>GISID</b>	<b>MAP NUMBER</b>	<b>OLD LEGAL DESCRIPTION</b>	<b>STAGE 1 PDP</b>	<b>NEW LEGAL DESCRIPTION</b>	<b>Operative DP Zone</b>	<b>STAGE 2 PDP</b>	<b>ROAD NAME</b>	<b>AREA SqM</b>
1997	13		ROAD	Sec 1, SO 495820, 1234m <sup>2</sup>	Industrial A			924.7
1998	13		ROAD	Sec 1, SO 495820, 1234m <sup>2</sup>	Industrial A			44.7
1999	13		ROAD	Sec 2, SO 495820, 62m <sup>2</sup>	Industrial A			23.3
2000	13	Lot 12, DP 322851, 2616m <sup>2</sup>	ROAD	Sec 2, SO 495820, 62m <sup>2</sup>	Industrial A			13.7
2001	13		ROAD	Sec 2, SO 495820, 62m <sup>2</sup>	Industrial A			24.9
13	10		Rural			ROAD	Crown Range Rd	348.1
15	10	Section 4, SO 342162, 956.2400Ha	Rural			ROAD	Crown Range Rd	115.7
31	10	Crown Land Block VII Cardrona Survey District, , 1.3470~Ha	Rural	Sec 13, SO 467007, 1772m <sup>2</sup>		ROAD	Cardrona Valley Rd	1776.7
32	10	Crown Land Block III Crown Survey District, , 1.4521~Ha	WATER	Sec 78, SO 357952, 22m <sup>2</sup>		ROAD	Crown Range Rd	21.3
34	10	Crown Land Block III Crown Survey District, , 1.5390~Ha	Rural	Sec 58, SO 357952, 5766m <sup>2</sup>		ROAD	Crown Range Rd	5586.9
42	10	Section 41, SO 342162, 1.4150Ha	Rural	Sec 44, SO 357952, 44m <sup>2</sup>		ROAD	Crown Range Rd	44.7
43	10	Section 1 Blk III, Crown SD, 132.7369Ha	Rural	Sec 74, SO 357952, 243m <sup>2</sup>		ROAD	Crown Range Rd	244.5
44	10	Section 27 Blk VII, Cardrona SD, 21.2460Ha	Rural	Sec 1, SO 467007, 335m <sup>2</sup>		ROAD	Cardrona Valley Rd	336.9
48	10	Section 45, SO 342162, 2360m <sup>2</sup>	Rural	Sec 36, SO 357952, 186m <sup>2</sup>		ROAD	Crown Range Rd	176.8

GISID	MAP NUMBER	OLD LEGAL DESCRIPTION	STAGE 1 PDP	NEW LEGAL DESCRIPTION	Operative DP Zone	STAGE 2 PDP	ROAD NAME	AREA SqM
57	10	Crown Land Block III Crown Survey District, , 1.0208~Ha	Rural	Sec 84, SO 357952, 366m <sup>2</sup>		ROAD	Crown Range Rd	368.4
63	10	Section 47, SO 342162, 1170m <sup>2</sup>	Rural	Sec 29, SO 357952, 73m <sup>2</sup>		ROAD	Crown Range Rd	72.7
65	10	Section 41, SO 342162, 1.4150Ha	Rural	Sec 48, SO 357952, 73m <sup>2</sup>		ROAD	Crown Range Rd	73.4
67	10	Pt, RUN 25, 5626.5295~Ha	Rural	Sec 49, SO 357952, 298m <sup>2</sup>		ROAD	Crown Range Rd	298.9
79	10	Section 4, SO 342162, 956.2400Ha	Rural	Sec 31, SO 357952, 1812m <sup>2</sup>		ROAD	Crown Range Rd	1815.9
90	10	Section 41, SO 342162, 1.4150Ha	Rural	Sec 45, SO 357952, 164m <sup>2</sup>		ROAD	Crown Range Rd	164.4
91	10	Crown Land Block III Crown Survey District, , 4852~m <sup>2</sup>	Rural	Sec 63, SO 357952, 288m <sup>2</sup>		ROAD	Crown Range Rd	126.2
92	10		Rural	Sec 63, SO 357952, 288m <sup>2</sup>		ROAD	Crown Range Rd	51.0
98	10	Pt, RUN 340B, 5751.2176~Ha	Rural	Sec 18, SO 467007, 373m <sup>2</sup>		ROAD	Cardrona Valley Rd	373.7
101	10	Section 4, SO 342162, 956.2400Ha	Rural	Sec 38, SO 357952, 266m <sup>2</sup>		ROAD	Crown Range Rd	258.3
117	10	Pt, RUN 25, Total 7266.1307Ha	Rural			ROAD	Crown Range Rd	1584.9
118	10	Pt, RUN 25, 5626.5295~Ha	Rural			ROAD	Crown Range Rd	823.9
121	10		Rural			ROAD	Crown Range Rd	22.4
149	10		WATER	Sec 43, SO 357952, 198m <sup>2</sup>		ROAD	Crown Range Rd	189.8

GISID	MAP NUMBER	OLD LEGAL DESCRIPTION	STAGE 1 PDP	NEW LEGAL DESCRIPTION	Operative DP Zone	STAGE 2 PDP	ROAD NAME	AREA SqM
152	10	Section 2 Blk III, Crown SD, 152.3641Ha	Rural	Sec 57, SO 357952, 413m <sup>2</sup>		ROAD	Crown Range Rd	411.4
154	10	Pt, RUN 25, 5626.5295~Ha	Rural	Sec 28, SO 357952, 59m <sup>2</sup>		ROAD	Crown Range Rd	92.5
168	10	Pt, RUN 25, 5626.5295~Ha	Rural	Sec 26, SO 357952, 143m <sup>2</sup>		ROAD	Crown Range Rd	145.0
170	10	Section 4, SO 342162, 956.2400Ha	Rural	Sec 52, SO 357952, 2231m <sup>2</sup>		ROAD	Crown Range Rd	2235.3
176	10		WATER	Sec 42, SO 357952, 333m <sup>2</sup>		ROAD	Crown Range Rd	227.3
177	10	Section 2 Blk III, Crown SD, 152.3641Ha	Rural	Sec 68, SO 357952, 811m <sup>2</sup>		ROAD	Crown Range Rd	700.2
178	10	Crown Land Block III Crown Survey District, , 1.5390~Ha	Rural	Sec 68, SO 357952, 811m <sup>2</sup>		ROAD	Crown Range Rd	12.3
181	10	Crown Land Block VII Cardrona Survey District, , 6.4114~Ha	Rural	Sec 7, SO 467007, 1009m <sup>2</sup>		ROAD	Cardrona Valley Rd	1001.7
187	10	Section 48, SO 342162, 1300m <sup>2</sup>	Rural	Sec 25, SO 357952, 90m <sup>2</sup>		ROAD	Crown Range Rd	90.3
188	10	Pt, RUN 25, 5626.5295~Ha	Rural	Sec 24, SO 357952, 1869m <sup>2</sup>		ROAD	Crown Range Rd	1542.7
189	10		Rural	Sec 24, SO 357952, 1869m <sup>2</sup>		ROAD	Crown Range Rd	255.2
191	10	Section 4, SO 342162, 956.2400Ha	Rural	Sec 39, SO 357952, 301m <sup>2</sup>		ROAD	Crown Range Rd	302.0
200	10	Section 46, SO 342162, 2520m <sup>2</sup>	Rural	Sec 32, SO 357952, 159m <sup>2</sup>		ROAD	Crown Range Rd	159.6
201	10	Crown Land Block III Crown Survey District, , 1.0208~Ha	Rural	Sec 80, SO 357952, 257m <sup>2</sup>		ROAD	Crown Range Rd	241.4

GISID	MAP NUMBER	OLD LEGAL DESCRIPTION	STAGE 1 PDP	NEW LEGAL DESCRIPTION	Operative DP Zone	STAGE 2 PDP	ROAD NAME	AREA SqM
219	10	Pt, RUN 25, Total 7266.1307Ha	Rural	Sec 50, SO 357952, 107m <sup>2</sup>		ROAD	Crown Range Rd	105.8
230	10	Section 4, SO 342162, 956.2400Ha	Rural	Sec 30, SO 357952, 83m <sup>2</sup>		ROAD	Crown Range Rd	82.8
237	10		WATER	Sec 66, SO 357952, 5m <sup>2</sup>		ROAD	Crown Range Rd	30.7
238	10	Section 27 Blk VII, Cardrona SD, 21.2460Ha	Rural	Sec 6, SO 467007, 2180m <sup>2</sup>		ROAD	Cardrona Valley Rd	2183.1
240	10	Pt, RUN 25, Total 7266.1307Ha	Rural	Sec 54, SO 357952, 156m <sup>2</sup>		ROAD	Crown Range Rd	156.0
244	10	Section 27 Blk VII, Cardrona SD, 21.2460Ha	Rural	Sec 3, SO 467007, 134m <sup>2</sup>		ROAD	Cardrona Valley Rd	134.4
248	10	Pt, RUN 25, Total 7266.1307Ha	Rural	Sec 53, SO 357952, 245m <sup>2</sup>		ROAD	Crown Range Rd	246.1
258	10	Pt, RUN 25, 5626.5295~Ha	Rural	Sec 41, SO 357952, 3159m <sup>2</sup>		ROAD	Crown Range Rd	3276.8
261	10	Section 2, SO 24173, 71.0000Ha	Rural			ROAD	Cardrona Valley Rd	27.8
268	10	Pt, RUN 25, 5626.5295~Ha	WATER	Sec 23, SO 357952, 1577m <sup>2</sup>		ROAD	Crown Range Rd	12.3
269	10		WATER	Sec 23, SO 357952, 1577m <sup>2</sup>		ROAD	Crown Range Rd	1648.0
270	10	Section 41, SO 342162, 1.4150Ha	Rural	Sec 46, SO 357952, 231m <sup>2</sup>		ROAD	Crown Range Rd	231.6
271	10	Section 45, SO 342162, 2360m <sup>2</sup>	Rural	Sec 33, SO 357952, 330m <sup>2</sup>		ROAD	Crown Range Rd	301.2
277	10	Section 1 Blk III, Crown SD, 132.7369Ha	Rural	Sec 75, SO 357952, 146m <sup>2</sup>		ROAD	Crown Range Rd	146.3

<b>GISID</b>	<b>MAP NUMBER</b>	<b>OLD LEGAL DESCRIPTION</b>	<b>STAGE 1 PDP</b>	<b>NEW LEGAL DESCRIPTION</b>	<b>Operative DP Zone</b>	<b>STAGE 2 PDP</b>	<b>ROAD NAME</b>	<b>AREA SqM</b>
280	10	Pt, RUN 25, 5626.5295~Ha	Rural	Sec 19, SO 357952, 15m <sup>2</sup>		ROAD	Crown Range Rd	14.9
289	10	Section 27 Blk VII, Cardrona SD, 21.2460Ha	Rural	Sec 5, SO 467007, 1108m <sup>2</sup>		ROAD	Cardrona Valley Rd	1109.9
306	10	Pt, RUN 25, 5626.5295~Ha	Rural	Sec 22, SO 357952, 67m <sup>2</sup>		ROAD	Crown Range Rd	30.5
310	10	Crown Land Blk I, Knuckle Peak SD, 8604~m <sup>2</sup>	Rural	Sec 72, SO 357952, 320m <sup>2</sup>		ROAD	Crown Range Rd	351.6
312	10	Section 28 Blk VII, Cardrona SD, 8600m <sup>2</sup>	Rural	Sec 8, SO 467007, 29m <sup>2</sup>		ROAD	Cardrona Valley Rd	28.9
326	10	Section 4, SO 342162, 956.2400Ha	Rural	Sec 35, SO 357952, 27m <sup>2</sup>		ROAD	Crown Range Rd	38.4
1743	10	Section 11, SO 459834, 357.3183Ha	Rural			ROAD	Crown Range Rd	17.7
1915	11	Lot 2, DP 474192, 299.2370Ha	Rural			ROAD	Luggate-Cromwell Rd	11585.4
3646	11	Lot 2, DP 474192, 299.2370Ha	Rural	Lot 100, DP 504734, 2.5094Ha		ROAD	Luggate-Cromwell Rd	17207.1
4478	11	Lot 2, DP 474192, 299.2370Ha	Rural			ROAD	Luggate-Cromwell Rd	3316.7
27	12	Section 2 Blk XII, Mid Wakatipu SD, 5.8949Ha	Rural	Sec 2, SO 471631, 126m <sup>2</sup>		ROAD	Glenorchy-Queenstown Rd	126.7
51	12	Pt Reserve A Blk XIII, Mid Wakatipu SD, 15.3063~Ha	Rural	Sec 7, SO 471631, 199m <sup>2</sup>		ROAD	Glenorchy-Queenstown Rd	199.5
83	12	Section 37 Blk XIII, Mid Wakatipu SD, 4.9150Ha	Rural	Sec 5, SO 471631, 522m <sup>2</sup>		ROAD	Glenorchy-Queenstown Rd	524.1
85	12	Pt Reserve A Blk XII, Mid Wakatipu SD, 90.9909~Ha	Rural	Sec 1, SO 471631, 865m <sup>2</sup>		ROAD	Glenorchy-Queenstown Rd	867.5

GISID	MAP NUMBER	OLD LEGAL DESCRIPTION	STAGE 1 PDP	NEW LEGAL DESCRIPTION	Operative DP Zone	STAGE 2 PDP	ROAD NAME	AREA SqM
129	12	Section 36 Blk XIII, Mid Wakatipu SD, 98.2000Ha	Rural			ROAD	Glenorchy-Queenstown Rd	43.9
130	12	, RUN 346A, 6.0039~Ha	Rural			ROAD	Glenorchy-Queenstown Rd	150.4
138	12	, RUN 346A, 2679.9486~Ha	Rural			ROAD	Glenorchy-Queenstown Rd	799.8
150	12	Section 36 Blk XIII, Mid Wakatipu SD, 98.2000Ha	Rural	Sec 6, SO 471631, 224m <sup>2</sup>		ROAD	Glenorchy-Queenstown Rd	224.9
249	12	Pt, RUN 706, 4332.9595~Ha	Rural	Sec 3, SO 471631, 2679m <sup>2</sup>		ROAD	Glenorchy-Queenstown Rd	2686.3
3	13	Pt Section 1, SO 342162, 222.4497Ha	Rural	Sec 4, SO 357952, 260m <sup>2</sup>		ROAD	Crown Range Rd	261.0
11	13	Section 8, SO 342162, 365.9500Ha	Rural			ROAD	Crown Range Rd	162.1
86	13	Section 2, SO 342162, 199.8700Ha	Rural	Sec 7, SO 357952, 122m <sup>2</sup>		ROAD	Crown Range Rd	122.8
235	13	Section 2, SO 342162, 199.8700Ha	Rural	Sec 3, SO 357952, 122m <sup>2</sup>		ROAD	Crown Range Rd	122.2
239	13	Pt, RUN 25, 5626.5295~Ha	Rural	Sec 1, SO 476808, 2564m <sup>2</sup>		ROAD	Crown Range Rd	2558.8
281	13	Section 4, SO 342162, 956.2400Ha	Rural	Sec 17, SO 357952, 492m <sup>2</sup>		ROAD	Crown Range Rd	493.9
325	13	Section 2, SO 342162, 199.8700Ha	Rural	Sec 10, SO 357952, 528m <sup>2</sup>		ROAD	Crown Range Rd	526.6
2453	13	Section 5, SO 461463, 7655m <sup>2</sup>	Frankton Flats	Lot 100, DP 494556, 1504m <sup>2</sup>		ROAD	Hawthorne Dr	1505.7
2456	13	Section 6, SO 461463, 17.4653Ha	Frankton Flats	Lot 101, DP 494556, 4065m <sup>2</sup>		ROAD	Hawthorne Dr	4067.9

<b>GISID</b>	<b>MAP NUMBER</b>	<b>OLD LEGAL DESCRIPTION</b>	<b>STAGE 1 PDP</b>	<b>NEW LEGAL DESCRIPTION</b>	<b>Operative DP Zone</b>	<b>STAGE 2 PDP</b>	<b>ROAD NAME</b>	<b>AREA SqM</b>
2602	13	Lot 3, DP 22742, 1.2000Ha	Frankton Flats	Lot 102, DP 495348, 778m <sup>2</sup>		ROAD	Hawthorne Dr	779.2
3152	13	Section 26 Blk II, Shotover SD, 2.0234Ha	Medium Density Res	Sec 4, SO 502556, 216m <sup>2</sup>		ROAD	Frankton-Ladies Mile Hwy	37.1
3154	13	Section 25 Blk II, Shotover SD, 2.0234Ha	Medium Density Res	Sec 4, SO 502556, 216m <sup>2</sup>		ROAD	Frankton-Ladies Mile Hwy	11.0
3159	13	Section 130 Blk I, Shotover SD, 2.0234Ha	Medium Density Res	Sec 1, SO 502556, 4518m <sup>2</sup>		ROAD	Frankton-Ladies Mile Hwy	238.0
3160	13	Section 132 Blk I, Shotover SD, 2.0234Ha	Rural	Sec 1, SO 502556, 4518m <sup>2</sup>		ROAD	Frankton-Ladies Mile Hwy	2113.2
3161	13	Section 131 Blk I, Shotover SD, 2.0234Ha	Rural	Sec 1, SO 502556, 4518m <sup>2</sup>		ROAD	Frankton-Ladies Mile Hwy	371.0
3162	13	Section 133 Blk I, Shotover SD, 2.0234Ha	Medium Density Res	Sec 1, SO 502556, 4518m <sup>2</sup>		ROAD	Frankton-Ladies Mile Hwy	970.2
3574	13	Section 1, SO 461463, 279m <sup>2</sup>	Frankton Flats	Lot 101, DP 505552, 1339m <sup>2</sup>		ROAD	Frankton-Ladies Mile Hwy	279.4
3576	13	Section 5, SO 461463, 7655m <sup>2</sup>	Frankton Flats	Lot 101, DP 505552, 1339m <sup>2</sup>		ROAD	Frankton-Ladies Mile Hwy	1062.8
3191	16	Lot 2, DP 25911, 6.3680Ha	Rural Lifestyle	Sec 1, SO 502159, 109m <sup>2</sup>		ROAD	Haast Pass-Makarora Rd	110.0
3708	17	Lot 998, DP 372972, 1.5151Ha	Township	Lot 99, DP 502374, 2492m <sup>2</sup>		ROAD	Edna Lane	2494.9
3710	17	Lot 997, DP 372972, 1.8109Ha	Township	Lot 98, DP 502374, 2947m <sup>2</sup>		ROAD	Francis Lane	2951.8
702	18	Lot 100, DP 453936, 2.4664Ha	Low Density Res	Lot 997, DP 482460, 2691m <sup>2</sup>		ROAD	Nancy Lane	2694.4
932	18	Section 12 Blk VIII, Lower Hawea SD, Total 2.2662Ha	Rural	Sec 2, SO 489559, 2149m <sup>2</sup>		ROAD	Church Rd	2130.5
938	18	Pt Section 34 Blk VIII, Lower Hawea SD, 1.7955Ha	Rural	Sec 5, SO 489559, 330m <sup>2</sup>		ROAD	Church Rd	315.8

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1134	18	Lot 919, DP 479637, 17.9589Ha	Low Density Res	Lot 816, DP 486039, 4637m <sup>2</sup>		ROAD	Bull Ridge	4646.4
1159	18	Pt Section 49 Blk VII, Lower Hawea SD, Total 1.7402~Ha	Rural	Marked C, SO 21757, 1310m <sup>2</sup>		ROAD	Luggate-Tarras Rd	1310.3
1282	18	Lot 49, DP 346120, 1.9911Ha	Low Density Res	Lot 98, DP 484206, 2102m <sup>2</sup>		ROAD	Eden Close	2104.9
1470	18	Lot 500, DP 481348, 3.9087Ha	Low Density Res	Lot 300, DP 491833, 5111m <sup>2</sup>		ROAD	Kahu Close	5115.3
1473	18	Lot 500, DP 481348, 3.9087Ha	Low Density Res	Lot 301, DP 491833, 1589m <sup>2</sup>		ROAD	Matipo St	1590.7
1617	18	Lot 919, DP 479637, 17.9589Ha	Low Density Res	Lot 815, DP 491676, 5392m <sup>2</sup>		ROAD	Avalanche Place	5400.9
1683	18	Lot 38, DP 443395, 4091m <sup>2</sup>	Low Density Res	Lot 100, DP 489206, 798m <sup>2</sup>		ROAD	Pukeko Place	795.9
2505	18	Pt Section 49 Blk VII, Lower Hawea SD, Total 1.7402~Ha	Rural	Sec 1, SO 496286, 788m <sup>2</sup>		ROAD	Luggate-Tarras Rd	789.0
3412	18	Lot 5, DP 300734, 4.0183Ha	Low Density Res	Lot 28, DP 502229, 4561m <sup>2</sup>		ROAD	Barclay Place	4566.0
3617	18	Lot 1, DP 356941, 2.5001Ha	Low Density Res	Lot 22, DP 500646, 3057m <sup>2</sup>		ROAD	Stackbrae Ave	3060.9
3806	18	Lot 301, DP 471213, 4.3729Ha	Rural Residential (Operative)	Lot 100, DP 490923, 1469m <sup>2</sup>		ROAD	Mount Linton Ave	1471.0
3807	18	Lot 301, DP 471213, 4.3729Ha	Rural Residential (Operative)	Lot 101, DP 490923, 24m <sup>2</sup>		ROAD	Aubrey Rd	25.1
4966	18	Lot 65, DP 371470, 106.8838Ha	Rural General (Operative)	Lot 3000, DP 510104, 1.1679Ha		ROAD	Cluden Cr	11695.3



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5121	18	Lot 3, DP 449599, 16.7836Ha	Low Density Res	Lot 900, DP 509001, 1.0417Ha		ROAD	Garnet Grove	10432.3
5147	18	Pt Section 52 Blk XIV, Lower Wanaka SD, 4381m <sup>2</sup>	Low Density Res			ROAD	Kidson Lane	155.5
1091	24	Lot 1012, DP 475648, 13.2818Ha	Township	Lot 972, DP 483256, 3249m <sup>2</sup>		ROAD	Finch St	3250.8
1637	24	Lot 1012, DP 475648, 13.2818Ha	Township	Lot 971, DP 492801, 3692m <sup>2</sup>		ROAD	Kingfisher Cr	3697.8
2315	24	Lot 1012, DP 475648, 13.2818Ha	Large Lot Residential	Lot 971, DP 496259, 9286m <sup>2</sup>		ROAD	Kingfisher Cr	9298.0
2857	24	Lot 1012, DP 475648, 13.2818Ha	Township	Lot 972, DP 498916, 7522m <sup>2</sup>		ROAD	Kingfisher Cr	7534.1
3832	24	Pt Lot 1, DP 304935, 1.1711Ha	Township	Lot 13, DP 506991, 1563m <sup>2</sup>		ROAD	Hebbard Court	1565.6
95	25	Crown Land Block XXI Town of Glenorchy, , 3.3471~Ha	Rural	Sec 2, SO 460860, 1240m <sup>2</sup>		ROAD	Glenorchy-Queenstown Rd	1243.9
193	25	Section 15, SO 369025, 29.8891Ha	Rural			ROAD	Glenorchy-Queenstown Rd	38.3
194	25	Crown Land Block IV Glenorchy Survey District, , 4.1096~Ha	Rural			ROAD	Glenorchy-Queenstown Rd	23.1
195	25	Section 27 Blk IV, Glenorchy SD, 5893m <sup>2</sup>	Rural			ROAD	Glenorchy-Queenstown Rd	293.1
257	25	Crown Land Block XXI Town of Glenorchy, , 3.3471~Ha	Rural	Sec 3, SO 460860, 1651m <sup>2</sup>		ROAD	Glenorchy-Queenstown Rd	1583.2
320	25	Crown Land Block IV Glenorchy Survey District, , 4.1096~Ha	Rural	Sec 6, SO 460860, 405m <sup>2</sup>		ROAD	Glenorchy-Queenstown Rd	407.1
493	30	Lot 600, DP 480834, 18.6264Ha	Shotover Country SZ	Lot 800, DP 485096, 5466m <sup>2</sup>		ROAD	Myles Way	5476.5
494	30	Lot 600, DP 480834, 18.6264Ha	Shotover Country SZ	Lot 801, DP 485096, 391m <sup>2</sup>		ROAD	Primrose Lane	391.8

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495	30	Lot 600, DP 480834, 18.6264Ha	Shotover Country SZ	Lot 802, DP 485096, 663m <sup>2</sup>		ROAD	Primrose Lane	665.0
642	30	Lot 2, DP 479975, 2.0392Ha	Shotover Country SZ	Lot 101, DP 486079, 2034m <sup>2</sup>		ROAD	Marston Rd	2038.0
645	30	Lot 2, DP 479975, 2.0392Ha	Shotover Country SZ	Lot 100, DP 486079, 1896m <sup>2</sup>		ROAD	Coventry Cr	1900.2
1059	30	Lot 600, DP 480834, 18.6264Ha	Shotover Country SZ	Lot 801, DP 488075, 1.1835Ha		ROAD	Marsden Place	11859.4
1060	30	Lot 600, DP 480834, 18.6264Ha	Shotover Country SZ	Lot 802, DP 488075, 255m <sup>2</sup>		ROAD	Tudor Lane	255.7
1061	30	Lot 600, DP 480834, 18.6264Ha	Shotover Country SZ	Lot 803, DP 488075, 379m <sup>2</sup>		ROAD	Violet Way	379.5
1062	30	Lot 600, DP 480834, 18.6264Ha	Shotover Country SZ	Lot 804, DP 488075, 1798m <sup>2</sup>		ROAD	Violet Way	1802.1
1575	30	Lot 12, DP 386956, 10.1429Ha	Shotover Country SZ	Lot 800, DP 491188, 3091m <sup>2</sup>		ROAD	Ashenhurst Way	2144.8
1576	30	Lot 3, DP 470413, 11.5515Ha	Shotover Country SZ	Lot 800, DP 491188, 3091m <sup>2</sup>		ROAD	Ashenhurst Way	952.6
1577	30	Lot 4, DP 473343, 17.7892Ha	Shotover Country SZ	Lot 801, DP 491188, 6702m <sup>2</sup>		ROAD	Toni's Terrace	4309.7
1578	30	Lot 11, DP 386956, 7.9264Ha	Shotover Country SZ	Lot 801, DP 491188, 6702m <sup>2</sup>		ROAD	Toni's Terrace	2404.5
1735	30	Lot 3, DP 470413, 11.5515Ha	Shotover Country SZ	Sec 3, SO 494244, 411m <sup>2</sup>		ROAD	Ashenhurst Way	411.0
2179	30	Lot 601, DP 473621, 4.3188Ha	Shotover Country SZ	Lot 600, DP 496374, 4270m <sup>2</sup>		ROAD	Cheltenham Rd	4275.7
2181	30	Lot 601, DP 473621, 4.3188Ha	Shotover Country SZ	Lot 601, DP 496374, 2962m <sup>2</sup>		ROAD	Cheltenham Rd	2966.9

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2182	30	Lot 1, DP 459652, 6914m <sup>2</sup>	Shotover Country SZ	Lot 604, DP 496374, 1303m <sup>2</sup>		ROAD	Cheltenham Rd	1306.4
2271	30	Lot 4, DP 479975, 1.7730Ha	Shotover Country SZ	Lot 103, DP 491820, 3036m <sup>2</sup>		ROAD	Coventry Cr	3041.6
2273	30	Lot 4, DP 479975, 1.7730Ha	Shotover Country SZ	Lot 104, DP 491820, 1910m <sup>2</sup>		ROAD	Stone Walls Terrace	1913.7
2361	30	Lot 600, DP 480834, 18.6264Ha	Shotover Country SZ	Lot 806, DP 491187, 1438m <sup>2</sup>		ROAD	Primrose Lane	1441.1
2600	30	Lot 600, DP 480834, 18.6264Ha	Shotover Country SZ	Lot 805, DP 497934, 2323m <sup>2</sup>		ROAD	Tudor Lane	2327.8
2601	30	Lot 600, DP 480834, 18.6264Ha	Shotover Country SZ	Lot 807, DP 497934, 720m <sup>2</sup>		ROAD	Tudor Lane	721.5
2942	30	Lot 14, DP 386956, 8.3215Ha	Shotover Country SZ	Lot 2000, DP 501112, 9536m <sup>2</sup>		ROAD	Regent St	5465.3
2943	30	Lot 15, DP 386956, 10.4683Ha	Shotover Country SZ	Lot 2000, DP 501112, 9536m <sup>2</sup>		ROAD	Nobles Lane	2799.7
2944	30	Lot 3, DP 470413, 11.5515Ha	Shotover Country SZ	Lot 2000, DP 501112, 9536m <sup>2</sup>		ROAD	Regent St	1292.1
2945	30	Lot 3, DP 470413, 11.5515Ha	Shotover Country SZ	Lot 2001, DP 501112, 1392m <sup>2</sup>		ROAD	Ashenhurst Way	1394.8
2946	30	Lot 3, DP 470413, 11.5515Ha	Shotover Country SZ	Lot 2002, DP 501112, 807m <sup>2</sup>		ROAD	Stalker Rd	809.1
3195	30	Lot 2, DP 20797, 4.3946Ha	Rural			ROAD	Herries Lane	19.8
3202	30	Lot 500, DP 470412, 23.6578Ha	Shotover Country SZ			ROAD	Howards Dr	16.3
3279	30	Lot 12, DP 386956, 10.1429Ha	Shotover Country SZ	Lot 2002, DP 503962, 8452m <sup>2</sup>		ROAD	Regent St	1807.7
3280	30	Lot 3, DP 470413, 11.5515Ha	Shotover Country SZ	Lot 2002, DP 503962, 8452m <sup>2</sup>		ROAD	Peterley Rd	6660.2

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3964	30	Lot 12, DP 386956, 10.1429Ha	Shotover Country SZ	Lot 800, DP 506583, 2880m <sup>2</sup>		ROAD	Chadlington Way	2494.9
3965	30	Lot 11, DP 386956, 7.9264Ha	Shotover Country SZ	Lot 800, DP 506583, 2880m <sup>2</sup>		ROAD	Stalker Rd	391.4
3966	30	Lot 12, DP 386956, 10.1429Ha	Shotover Country SZ	Lot 801, DP 506583, 2012m <sup>2</sup>		ROAD	Masons Court	1923.3
3967	30	Lot 3, DP 470413, 11.5515Ha	Shotover Country SZ	Lot 801, DP 506583, 2012m <sup>2</sup>		ROAD	Peterley Rd	93.4
3968	30	Lot 12, DP 386956, 10.1429Ha	Shotover Country SZ	Lot 802, DP 506583, 1523m <sup>2</sup>		ROAD	Chadlington Way	1526.0
3969	30	Lot 12, DP 386956, 10.1429Ha	Shotover Country SZ	Lot 803, DP 506583, 919m <sup>2</sup>		ROAD	Masons Court	548.0
3970	30	Lot 3, DP 470413, 11.5515Ha	Shotover Country SZ	Lot 803, DP 506583, 919m <sup>2</sup>		ROAD	Masons Court	372.6
4275	30	Lot 3, DP 337268, 4013m <sup>2</sup>	Low Density Res	Lot 200, DP 505513, 1413m <sup>2</sup>		ROAD	Red Cottage Dr	1414.0
4276	30	Lot 1, DP 26719, 3.8393Ha	Low Density Res	Lot 201, DP 505513, 1.1482Ha		ROAD	Bathans Lane	10948.0
4278	30	Lot 3, DP 392823, 6843m <sup>2</sup>	Low Density Res	Lot 201, DP 505513, 1.1482Ha		ROAD	Dewar St	521.5
4279	30	Lot 4, DP 447906, 27.3981Ha	Low Density Res	Lot 201, DP 505513, 1.1482Ha		ROAD	Lorne St	30.8
4281	30	Lot 3, DP 392823, 6843m <sup>2</sup>	Low Density Res	Lot 202, DP 505513, 7637m <sup>2</sup>		ROAD	Lauder St	1412.4
4282	30	Lot 4, DP 447906, 27.3981Ha	Low Density Res	Lot 202, DP 505513, 7637m <sup>2</sup>		ROAD	Clover Lane	6239.0
4285	30	Lot 4, DP 447906, 27.3981Ha	Rural	Lot 203, DP 505513, 5820m <sup>2</sup>		ROAD	Hayes Creek Rd	5829.3

GISID	MAP NUMBER	OLD LEGAL DESCRIPTION	STAGE 1 PDP	NEW LEGAL DESCRIPTION	Operative DP Zone	STAGE 2 PDP	ROAD NAME	AREA SqM
4288	30	Lot 4, DP 447906, 27.3981Ha	Rural	Lot 204, DP 505513, 2554m <sup>2</sup>		ROAD	Huxley Place	2558.4
4293	30	Lot 1, DP 26719, 3.8393Ha	Low Density Res	Lot 300, DP 505513, 1656m <sup>2</sup>		ROAD	Red Cottage Dr	1134.1
4294	30	Lot 3, DP 392823, 6843m <sup>2</sup>	Low Density Res	Lot 300, DP 505513, 1656m <sup>2</sup>		ROAD	Red Cottage Dr	525.4
4979	30	Lot 4, DP 473343, 17.7892Ha	Shotover Country SZ	Lot 800, DP 510123, 7046m <sup>2</sup>		ROAD	Cherwell Lane	4396.4
4980	30	Lot 11, DP 386956, 7.9264Ha	Shotover Country SZ	Lot 800, DP 510123, 7046m <sup>2</sup>		ROAD	Butler Lane	2664.8
4981	30	Lot 12, DP 386956, 10.1429Ha	Shotover Country SZ	Lot 801, DP 510123, 7861m <sup>2</sup>		ROAD	Peterley Rd	1711.3
4982	30	Lot 4, DP 473343, 17.7892Ha	Shotover Country SZ	Lot 801, DP 510123, 7861m <sup>2</sup>		ROAD	Cherwell Lane	2619.3
4983	30	Lot 11, DP 386956, 7.9264Ha	Shotover Country SZ	Lot 801, DP 510123, 7861m <sup>2</sup>		ROAD	Foxwell Way	3545.4
4984	30	Lot 12, DP 386956, 10.1429Ha	Shotover Country SZ	Lot 802, DP 510123, 291m <sup>2</sup>		ROAD	Chadlington Way	121.5
4985	30	Lot 11, DP 386956, 7.9264Ha	Shotover Country SZ	Lot 802, DP 510123, 291m <sup>2</sup>		ROAD	Chadlington Way	170.3
4986	30	Lot 11, DP 386956, 7.9264Ha	Shotover Country SZ	Lot 803, DP 510123, 1826m <sup>2</sup>		ROAD	Butler Lane	1829.5
4987	30	Lot 11, DP 386956, 7.9264Ha	Shotover Country SZ	Lot 804, DP 510123, 900m <sup>2</sup>		ROAD	Butler Lane	902.1
4988	30	Lot 11, DP 386956, 7.9264Ha	Shotover Country SZ	Lot 805, DP 510123, 751m <sup>2</sup>		ROAD	Headley Dr	752.9
4989	30	Lot 4, DP 473343, 17.7892Ha	Rural	Lot 806, DP 510123, 541m <sup>2</sup>		ROAD	Peasmoor Rd	542.8
4990	30	Lot 4, DP 473343, 17.7892Ha	Rural	Lot 807, DP 510123, 2499m <sup>2</sup>		ROAD	Hicks Rd	2504.0

<b>GISID</b>	<b>MAP NUMBER</b>	<b>OLD LEGAL DESCRIPTION</b>	<b>STAGE 1 PDP</b>	<b>NEW LEGAL DESCRIPTION</b>	<b>Operative DP Zone</b>	<b>STAGE 2 PDP</b>	<b>ROAD NAME</b>	<b>AREA SqM</b>
4991	30	Lot 4, DP 473343, 17.7892Ha	Rural	Lot 808, DP 510123, 762m <sup>2</sup>		ROAD	Cherwell Lane	764.0
2389	32	Lot 2, DP 305273, 3.5103Ha	Low Density Res	Lot 200, DP 490069, 6778m <sup>2</sup>		ROAD	Highlands Close	6791.9
502	33	Lot 7, DP 475347, 43.9200Ha	Remarkables Park SZ	Lot 4, DP 485537, 2698m <sup>2</sup>		ROAD	Red Oaks Dr	2702.9
1667	33	Lot 4, DP 475347, 11.0935Ha	Remarkables Park SZ	Lot 3, DP 492600, 960m <sup>2</sup>		ROAD	Cherry Blossom Ave	962.7
4541	33	Lot 103, DP 411971, 2.2181Ha	Low Density Res	Lot 501, DP 505699, 7578m <sup>2</sup>		ROAD	Middleton Rd	226.6
4542	33	Lot 102, DP 411971, 20.3888Ha	Low Density Res	Lot 501, DP 505699, 7578m <sup>2</sup>		ROAD	Florence Close	6871.5
4543	33	Lot 104, DP 411971, 661m <sup>2</sup>	Low Density Res	Lot 501, DP 505699, 7578m <sup>2</sup>		ROAD	Middleton Rd	485.2
4545	33	Lot 102, DP 411971, 20.3888Ha	Low Density Res	Lot 502, DP 505699, 119m <sup>2</sup>		ROAD	Middleton Rd	116.5
4547	33	Lot 102, DP 411971, 20.3888Ha	Low Density Res	Lot 510, DP 505699, 1460m <sup>2</sup>		ROAD	Middleton Rd	1454.3
1963	39	Lot 104, DP 454410, 7.4031Ha	Low Density Res	Lot 101, DP 495396, 3170m <sup>2</sup>		ROAD	Evening Star Rd	3175.0
131	9	Pt Reserve D Blk X, Glenorchy SD, 63.0931~Ha	Rural			ROAD	Glenorchy-Queenstown Rd	14079.4
165	9	Pt Reserve D Blk X, Glenorchy SD, 63.0931~Ha	Rural	Sec 8, SO 471631, 487m <sup>2</sup>		ROAD	Glenorchy-Queenstown Rd	488.7
1	10		ROAD	Pt Sec 16 BLK XVIII, Shotover SD, 594m <sup>2</sup>		Rural		222.9
2	10		ROAD	Pt Sec 16 BLK XVIII, Shotover SD, 594m <sup>2</sup>		Rural		867.4
4	10		ROAD	Sec 12, SO 467007, 58m <sup>2</sup>		Rural		59.0
53	10		ROAD	Sec 76, SO 357952, 613m <sup>2</sup>		Rural		613.6

<b>GISID</b>	<b>MAP NUMBER</b>	<b>OLD LEGAL DESCRIPTION</b>	<b>STAGE 1 PDP</b>	<b>NEW LEGAL DESCRIPTION</b>	<b>Operative DP Zone</b>	<b>STAGE 2 PDP</b>	<b>ROAD NAME</b>	<b>AREA SqM</b>
94	10		ROAD	Sec 83, SO 357952, 968m <sup>2</sup>		Rural		1855.6
96	10		ROAD	Sec 4, SO 467007, 23m <sup>2</sup>		Rural		23.7
99	10		ROAD	Sec 11, SO 467007, 192m <sup>2</sup>		Rural		193.3
102	10		ROAD	Sec 9, SO 467007, 324m <sup>2</sup>		Rural		324.8
104	10		ROAD	Sec 59, SO 357952, 6188m <sup>2</sup>		Rural		232.5
105	10		ROAD	Sec 59, SO 357952, 6188m <sup>2</sup>		Rural		5731.1
109	10		ROAD	Sec 2, SO 467007, 97m <sup>2</sup>		Rural		97.3
125	10		ROAD	Sec 65, SO 357952, 22m <sup>2</sup>		Rural		159.7
155	10		ROAD	Sec 69, SO 357952, 201m <sup>2</sup>		Rural		216.9
192	10		ROAD	Sec 61, SO 357952, 53m <sup>2</sup>		Rural		168.8
220	10		ROAD	Sec 82, SO 357952, 211m <sup>2</sup>		Rural		231.9
267	10		ROAD	Sec 18, SO 357952, 4129m <sup>2</sup>		Rural		4132.5
294	10		ROAD	Sec 10, SO 467007, 195m <sup>2</sup>		Rural		195.5
3283	10		ROAD	Lot 3, DP 493411, 91.8608Ha		Rural		3276.1
66	12		ROAD	Sec 9, SO 471631, 350m <sup>2</sup>		Rural		351.4
5164	12		ROAD	Sec 5, SO 510753, 6.2793Ha		Rural		871.6
1996	13		ROAD	Sec 1, SO 495820, 1234m <sup>2</sup>		Rural		266.8
3114	18		ROAD	Pt Sec 4 Blk XI, Lower Wanaka SD, 25.77~Ha		Rural		1943.7
3117	18		ROAD	Pt Sec 9 Blk VI, Lower Hawea SD, 71.77~Ha		Rural		5506.1
3121	18		ROAD	Pt Sec 11 Blk VI, Lower Hawea SD, 57.85~Ha		Rural		6091.9

<b>GISID</b>	<b>MAP NUMBER</b>	<b>OLD LEGAL DESCRIPTION</b>	<b>STAGE 1 PDP</b>	<b>NEW LEGAL DESCRIPTION</b>	<b>Operative DP Zone</b>	<b>STAGE 2 PDP</b>	<b>ROAD NAME</b>	<b>AREA SqM</b>
184	25		ROAD	Sec 5, SO 460860, 321m <sup>2</sup>		Rural		299.1
234	25		ROAD	Sec 7, SO 460860, 6350m <sup>2</sup>		Rural		6871.7
3194	30		ROAD	Sec 9, SO 504525, 927m <sup>2</sup>		Rural		920.4
5151	9		ROAD	Sec 1, SO 510753, 22.1739Ha		Rural		54.5
5156	9		ROAD	Sec 2, SO 510753, 425.9659Ha		Rural		16900.0
5176	9		ROAD			Rural		13.5
5184	9		ROAD	Sec 3, SO 510753, 1484.2954Ha		Rural		958.6
3189	16		ROAD	Sec 2, SO 502159, 6.3561Ha		Rural Lifestyle		88.3
2869	30	Lot 101, DP 386956, 4980m <sup>2</sup>	ROAD	Lot 555, DP 501112, 2044m <sup>2</sup>	Shotover Country SZ			101.6
2871	30	Lot 101, DP 386956, 4980m <sup>2</sup>	ROAD	Lot 556, DP 501112, 4273m <sup>2</sup>	Shotover Country SZ			153.2
2874	30	Lot 101, DP 386956, 4980m <sup>2</sup>	ROAD	Lot 557, DP 501112, 813m <sup>2</sup>	Shotover Country SZ			152.2
7430989	31	Section 53, SO 459748, 12201m <sup>2</sup>	ROAD	Lot 9, DP 491052, 41.9717Ha	Remarkables Park SZ			12219.0
7430990	31	Section 54, SO 459748, 17574m <sup>2</sup>	ROAD	Lot 6, DP 475347, 18.8921Ha	Remarkables Park SZ			17623.0



## **Appendix 2: Recommendations on Submissions and Further Submissions**

## Appendix 2: Recommendations on Submissions

### Part A: Submissions

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
380.51	Villa del Lago	Accept in Part	18.5
2014.1	Aaron Cowie	Reject	10
2019.1	Jonathan Holmes	Accept in part	3
2019.5	Jonathan Holmes	Reject	3
2020.1	Dan Gerard	Reject	10
2020.2	Dan Gerard	Reject	12
2040.1	Public Health South	Accept	5.1
2040.10	Public Health South	Reject	12
2040.11	Public Health South	Reject	12
2040.12	Public Health South	Reject	12
2040.13	Public Health South	Reject	12
2040.14	Public Health South	Reject	12
2040.15	Public Health South	Reject	12
2040.2	Public Health South	Reject	5.1
2040.3	Public Health South	Accept	5.2
2040.4	Public Health South	Accept	5.3
2040.5	Public Health South	Accept in Part	5.4
2040.6	Public Health South	Reject	15
2040.7	Public Health South	Reject	15
2040.8	Public Health South	Reject	15
2040.9	Public Health South	Reject	15
2076.1	Loris King	Accept in Part	3
2076.2	Loris King	Accept in Part	3
2076.3	Loris King	Out of scope	3
2076.4	Loris King	Accept in Part	3

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2078.1	Active Transport Wanaka	Accept in Part	5
2078.13	Active Transport Wanaka	Accept in Part	5
2078.14	Active Transport Wanaka	Reject	14
2078.2	Active Transport Wanaka	Accept	4
2078.3	Active Transport Wanaka	Accept in Part	10
2078.4	Active Transport Wanaka	Accept in Part	12
2078.5	Active Transport Wanaka	Reject	5
2078.6	Active Transport Wanaka	Accept in Part	9
2133.2	Tonnie & Erna Spijkerbosch	Reject	7.3
2133.6	Tonnie & Erna Spijkerbosch	Out of scope	7.3
2136.1	GRB Limited	Accept in Part	5.1
2136.2	GRB Limited	Accept in Part	5.1
2136.3	GRB Limited	Accept in Part	5.2
2136.4	GRB Limited	Accept in Part	5.2
2136.5	GRB Limited	Reject	5.2
2136.6	GRB Limited	Accept in part	5.2
2136.7	GRB Limited	Accept	5.4
2136.8	GRB Limited	Reject	10
2136.9	GRB Limited	Reject	2
2151.10	Ministry of Education	Accept in Part	7.3
2151.11	Ministry of Education	Accept	7.3.13
2151.12	Ministry of Education	Accept	7.3
2151.16	Ministry of Education	Accept	7.3.7
2151.3	Ministry of Education	Accept in Part	5.1
2151.4	Ministry of Education	Accept in Part	5.1
2151.5	Ministry of Education	Accept	5.3
2151.6	Ministry of Education	Accept in Part	5.4
2151.7	Ministry of Education	Accept	5.4

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2151.8	Ministry of Education	Accept in Part	5.4
2151.9	Ministry of Education	Accept in Part	7.1.6
2194.14	Chorus	Accept in Part	5.2
2194.15	Chorus	Accept in Part	5.2
2194.16	Chorus	Accept in Part	7.3.10
2194.17	Chorus	Accept	7.3.10
2195.14	Spark New Zealand Trading Ltd	Accept in Part	5.2
2195.15	Spark New Zealand Trading Ltd	Accept in Part	5.2
2195.16	Spark New Zealand Trading Ltd	Accept in Part	10
2195.17	Spark New Zealand Trading Ltd	Accept	7.3.10
2238.10	Nona James	Reject	10
2238.1	Nona James	Reject	10
2238.11	Nona James	Reject	10
2238.3	Nona James	Accept in Part	5.2
2238.32	Nona James	Reject	7.3.2
2238.4	Nona James	Reject	5.2
2238.5	Nona James	Reject	5.2
2238.6	Nona James	Accept in Part	5.2
2238.7	Nona James	Accept in Part	5.2
2238.8	Nona James	Reject	7.1.2
2238.9	Nona James	Reject	10
2239.10	QLDC Chief Executive - submitting on behalf of Queenstown Lakes District Council	Accept	7.1
2239.1	QLDC Chief Executive - submitting on behalf of Queenstown Lakes District Council	Accept	2
2239.11	QLDC Chief Executive - submitting on behalf of Queenstown Lakes District Council	Accept	14

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2239.2	QLDC Chief Executive - submitting on behalf of Queenstown Lakes District Council	Accept	3
2239.3	QLDC Chief Executive - submitting on behalf of Queenstown Lakes District Council	Accept	10
2239.4	QLDC Chief Executive - submitting on behalf of Queenstown Lakes District Council	Accept	5.1
2239.5	QLDC Chief Executive - submitting on behalf of Queenstown Lakes District Council	Accept	5.1
2242.5	Department of Conservation	Accept in Part	5.1
2242.6	Department of Conservation	Accept in Part	5.1
2242.7	Department of Conservation	Accept	2
2242.8	Department of Conservation	Reject	2
2262.2	Chris Paul	Out of scope	3
2271.1	Ross Carrick	Out of scope	3
2277.5	Wanaka Golf Club Incorporated	Out of scope	5.4
2297.1	Clark Fortune McDonald & Associates	Accept in Part	5.3
2297.2	Clark Fortune McDonald & Associates	Accept in part	6.1
2297.3	Clark Fortune McDonald & Associates	Accept in Part	7.3.14
2297.4	Clark Fortune McDonald & Associates	Accept in Part	3
2297.6	Clark Fortune McDonald & Associates	Accept in Part	3
2326.5	Gerry Oudhoff and James Hennessy	Accept in Part	10
2329.3	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua and Te Runanga o Oraka-Aparima (Kai Tahu)	Reject	3

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2329.8	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua and Te Runanga o Oraka-Aparima (Kai Tahu)	Reject	3
2335.1	Ngai Tahu Property Limited Ngai Tahu Justice Holdings Limited	Accept in Part	3
2335.10	Ngai Tahu Property Limited Ngai Tahu Justice Holdings Limited	Accept in Part	5.4
2335.11	Ngai Tahu Property Limited Ngai Tahu Justice Holdings Limited	Accept in part	7.1.6
2335.12	Ngai Tahu Property Limited Ngai Tahu Justice Holdings Limited	Reject	7.3.10
2335.13	Ngai Tahu Property Limited Ngai Tahu Justice Holdings Limited	Accept in part	15
2335.2	Ngai Tahu Property Limited Ngai Tahu Justice Holdings Limited	Accept in Part	5.1
2335.3	Ngai Tahu Property Limited Ngai Tahu Justice Holdings Limited	Accept in part	5.1
2335.4	Ngai Tahu Property Limited Ngai Tahu Justice Holdings Limited	Accept in Part	5.2
2335.5	Ngai Tahu Property Limited Ngai Tahu Justice Holdings Limited	Accept in Part	5.2
2335.6	Ngai Tahu Property Limited Ngai Tahu Justice Holdings Limited	Accept	5.4
2335.7	Ngai Tahu Property Limited Ngai Tahu Justice Holdings Limited	Accept in Part	5.1
2335.8	Ngai Tahu Property Limited Ngai Tahu Justice Holdings Limited	Reject	5.2
2335.9	Ngai Tahu Property Limited Ngai Tahu Justice Holdings Limited	Accept	5.4
2336.1	Ngai Tahu Property Limited	Accept in Part	5.1
2336.10	Ngai Tahu Property Limited	Accept	10
2336.11	Ngai Tahu Property Limited	Accept	10

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2336.12	Ngai Tahu Property Limited	Accept	10
2336.13	Ngai Tahu Property Limited	Accept (re-numbered as S42A 29.4.40(1)(c))	10
2336.14	Ngai Tahu Property Limited	Accept in Part	5.1
2336.15	Ngai Tahu Property Limited	Accept in part	5.2
2336.16	Ngai Tahu Property Limited	Accept	5.4
2336.17	Ngai Tahu Property Limited	Accept in part	5.4
2336.18	Ngai Tahu Property Limited	Accept	7.1.6
2336.19	Ngai Tahu Property Limited	Reject	10
2336.2	Ngai Tahu Property Limited	Accept in part	5.1
2336.20	Ngai Tahu Property Limited	Accept in part	7.3.1
2336.21	Ngai Tahu Property Limited	Accept in Part	7.3.2
2336.22	Ngai Tahu Property Limited	Reject	7.3.10
2336.23	Ngai Tahu Property Limited	Accept	7.3.14
2336.24	Ngai Tahu Property Limited	Reject	7.3.20
2336.25	Ngai Tahu Property Limited	Accept in Part	12
2336.26	Ngai Tahu Property Limited	Accept	13
2336.27	Ngai Tahu Property Limited	Accept in Part	13
2336.28	Ngai Tahu Property Limited	Accept in part	10
2336.29	Ngai Tahu Property Limited	Reject	11
2336.3	Ngai Tahu Property Limited	Accept in Part	5.2
2336.30	Ngai Tahu Property Limited	Accept	14
2336.31	Ngai Tahu Property Limited	Accept in part	15
2336.4	Ngai Tahu Property Limited	Accept	5.2
2336.5	Ngai Tahu Property Limited	Accept in Part	5.2
2336.6	Ngai Tahu Property Limited	Accept	5.2
2336.7	Ngai Tahu Property Limited	Accept	5.4
2336.8	Ngai Tahu Property Limited	Accept in Part	7.1.3

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2336.9	Ngai Tahu Property Limited	Accept	10
2339.10	Safari Group of Companies Limited	Reject	7.1.6
2339.11	Safari Group of Companies Limited	Accept in Part	10
2339.12	Safari Group of Companies Limited	Reject	10
2339.13	Safari Group of Companies Limited	Accept in part	7.3.1
2339.14	Safari Group of Companies Limited	Accept	7
2339.15	Safari Group of Companies Limited	Reject	7.3
2339.16	Safari Group of Companies Limited	Reject	7.3.2
2339.17	Safari Group of Companies Limited	Reject	7.3
2339.18	Safari Group of Companies Limited	Accept in Part	10
2339.19	Safari Group of Companies Limited	Reject	10
2339.4	Safari Group of Companies Limited	Accept in part	3
2339.5	Safari Group of Companies Limited	Accept in Part	10
2339.6	Safari Group of Companies Limited	Accept in part	5
2339.7	Safari Group of Companies Limited	Accept in Part	5
2339.8	Safari Group of Companies Limited	Accept in Part	7
2339.9	Safari Group of Companies Limited	Accept in Part	7.3
2341.1	St Peter's Church Parish	Reject	5
2341.2	St Peter's Church Parish	Out of scope	3
2341.3	St Peter's Church Parish	Reject	3
2341.4	St Peter's Church Parish	Reject	3
2349.13	Sean McLeod	Accept	14
2349.19	Sean McLeod	Reject	7.3.17
2349.20	Sean McLeod	Reject	10
2349.21	Sean McLeod	Reject	10
2349.3	Sean McLeod	Reject	7.3.14
2349.4	Sean McLeod	Reject	10
2369.1	Frankton Community Association	Reject	8



<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2369.2	Frankton Community Association	Accept in Part - or in full if MRC come back with actual numbers	12
2369.4	Frankton Community Association	Accept	14
2376.47	Darby Planning LP	Accept in part	5.1
2376.48	Darby Planning LP	Reject	5.2
2376.49	Darby Planning LP	Accept in Part	5.2
2376.50	Darby Planning LP	Accept in part	5.3
2376.51	Darby Planning LP	Accept in part	5.4
2376.52	Darby Planning LP	Reject	6.2
2376.53	Darby Planning LP	Reject	6.2
2376.54	Darby Planning LP	Reject	7.1.6
2381.22	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept in part	5.1
2381.23	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept	5.2
2381.24	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept in Part	5.2
2381.25	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept in Part	5.3
2381.26	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Reject	6.2
2381.27	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Reject	7.1.6
2381.29	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Reject	6
2381.36	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept in Part	5.4
2408.1	Willowridge Developments Limited	Accept in part	7.1.6
2408.2	Willowridge Developments Limited	Reject	11
2408.3	Willowridge Developments Limited	Reject	3

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2408.4	Willowridge Developments Limited	Accept	3
2421.4	Paul Parker	Out of scope	3
2442.14	Transpower New Zealand Limited	Accept in part	6.2
2446.2	Heritage New Zealand	Accept	3
2448.10	Millennium & Copthorne Hotels NZ Ltd	Accept in part	5.1
2448.11	Millennium & Copthorne Hotels NZ Ltd	Accept in Part	5.2
2448.12	Millennium & Copthorne Hotels NZ Ltd	Reject	5.2
2448.13	Millennium & Copthorne Hotels NZ Ltd	Accept in part	5.2
2448.14	Millennium & Copthorne Hotels NZ Ltd	Reject	5.2
2448.15	Millennium & Copthorne Hotels NZ Ltd	Accept in Part	5.3
2448.16	Millennium & Copthorne Hotels NZ Ltd	Accept in part	5.3
2448.17	Millennium & Copthorne Hotels NZ Ltd	Accept in Part	5.4
2448.18	Millennium & Copthorne Hotels NZ Ltd	Reject	5.4
2448.19	Millennium & Copthorne Hotels NZ Ltd	Accept in Part	5.4
2448.20	Millennium & Copthorne Hotels NZ Ltd	Accept	6.2
2448.21	Millennium & Copthorne Hotels NZ Ltd	Accept in Part	7.1.6
2448.22	Millennium & Copthorne Hotels NZ Ltd	Reject	7.1.6
2448.23	Millennium & Copthorne Hotels NZ Ltd	Accept in part	7.2.5
2448.24	Millennium & Copthorne Hotels NZ Ltd	Reject	7.2.5
2448.25	Millennium & Copthorne Hotels NZ Ltd	Reject	7.2.5
2448.26	Millennium & Copthorne Hotels NZ Ltd	Reject	3
2448.27	Millennium & Copthorne Hotels NZ Ltd	Accept in part	7.3.2
2448.28	Millennium & Copthorne Hotels NZ Ltd	Reject	7.3.5
2448.29	Millennium & Copthorne Hotels NZ Ltd	Reject	7.3.8
2448.3	Millennium & Copthorne Hotels NZ Ltd	Accept in part	2.2
2448.30	Millennium & Copthorne Hotels NZ Ltd	Accept	7.3.12
2448.31	Millennium & Copthorne Hotels NZ Ltd	Accept	7.3.13
2448.32	Millennium & Copthorne Hotels NZ Ltd	Accept in Part	7.3.14

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2448.33	Millennium & Copthorne Hotels NZ Ltd	Accept in part	7.3.20
2448.34	Millennium & Copthorne Hotels NZ Ltd	Accept	7.4
2448.35	Millennium & Copthorne Hotels NZ Ltd	Accept	7.4
2448.36	Millennium & Copthorne Hotels NZ Ltd	Reject	9
2448.37	Millennium & Copthorne Hotels NZ Ltd	Reject	10
2448.38	Millennium & Copthorne Hotels NZ Ltd	Accept in Part	10
2448.39	Millennium & Copthorne Hotels NZ Ltd	Reject	10
2448.4	Millennium & Copthorne Hotels NZ Ltd	Accept in Part	5
2448.40	Millennium & Copthorne Hotels NZ Ltd	Accept	10
2448.41	Millennium & Copthorne Hotels NZ Ltd	Reject	10
2448.42	Millennium & Copthorne Hotels NZ Ltd	Accept	7.3.6
2448.5	Millennium & Copthorne Hotels NZ Ltd	Reject	2.5
2448.6	Millennium & Copthorne Hotels NZ Ltd	Reject	3
2448.7	Millennium & Copthorne Hotels NZ Ltd	Accept in Part	5.1
2448.8	Millennium & Copthorne Hotels NZ Ltd	Reject	5.1
2448.9	Millennium & Copthorne Hotels NZ Ltd	Accept	5.1
2453.10	N W Cashmore	Accept in Part	5.2
2453.11	N W Cashmore	Reject	5.2
2453.12	N W Cashmore	Reject	5.3
2453.13	N W Cashmore	Accept in part	5.3
2453.14	N W Cashmore	Accept in Part	5.4
2453.15	N W Cashmore	Reject	5.4
2453.16	N W Cashmore	Accept in Part	5.4
2453.17	N W Cashmore	Accept	6.2
2453.18	N W Cashmore	Accept in Part	7.1.5
2453.19	N W Cashmore	Reject	7.1.6
2453.2	N W Cashmore	Accept in part	2.2
2453.20	N W Cashmore	Accept in part	7.2.4

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2453.21	N W Cashmore	Reject	7.2.5
2453.22	N W Cashmore	Accept in part	7.3.1
2453.23	N W Cashmore	Accept in part	7.3.2
2453.24	N W Cashmore	Reject	7.3.5
2453.25	N W Cashmore	Accept	7.3.6
2453.26	N W Cashmore	Reject	7.3.8
2453.27	N W Cashmore	Accept	7.3.12
2453.28	N W Cashmore	Accept	7.3.13
2453.29	N W Cashmore	Accept in Part	7.3.14
2453.3	N W Cashmore	Reject	2.5
2453.30	N W Cashmore	Accept in part	7.3.20
2453.31	N W Cashmore	Accept	7.4
2453.32	N W Cashmore	Accept	7.4
2453.33	N W Cashmore	Reject	9
2453.34	N W Cashmore	Reject	10
2453.35	N W Cashmore	Accept in Part	5
2453.4	N W Cashmore	Accept	5.1
2453.5	N W Cashmore	Reject	5.1
2453.6	N W Cashmore	Reject	5.1
2453.7	N W Cashmore	Accept in part	5.1
2453.8	N W Cashmore	Accept in Part	5.2
2453.9	N W Cashmore	Accept in Part	5.2
2457.18	Paterson Pitts (Wanaka)	Accept in Part	2
2457.19	Paterson Pitts (Wanaka)	Reject	5.4
2457.20	Paterson Pitts (Wanaka)	Accept in part	14
2457.21	Paterson Pitts (Wanaka)	Reject	5
2457.22	Paterson Pitts (Wanaka)	Reject	5.2
2457.23	Paterson Pitts (Wanaka)	Accept in Part	5.3

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2457.24	Paterson Pitts (Wanaka)	Reject	5.3
2457.25	Paterson Pitts (Wanaka)	Accept	7.3.6
2457.26	Paterson Pitts (Wanaka)	Accept in Part	7.3.14
2460.3	Queenstown Central Limited	Accept in part	7.1.6
2460.4	Queenstown Central Limited	Accept in Part	7.2.5
2460.5	Queenstown Central Limited	Out of scope	10
2460.6	Queenstown Central Limited	Reject	10
2460.7	Queenstown Central Limited	Accept in Part	12
2460.8	Queenstown Central Limited	Reject	14
2462.10	Queenstown Park Limited	Reject	9
2462.11	Queenstown Park Limited	Accept in part	2
2462.8	Queenstown Park Limited	Accept in Part	5.1
2462.9	Queenstown Park Limited	Reject	7.1.4
2465.10	RCL Henley Downs Ltd	Accept in part	5.2
2465.11	RCL Henley Downs Ltd	Reject	5.2
2465.12	RCL Henley Downs Ltd	Reject	5.3
2465.13	RCL Henley Downs Ltd	Accept in part	5.3
2465.14	RCL Henley Downs Ltd	Accept in Part	5.4
2465.15	RCL Henley Downs Ltd	Reject	5.4
2465.16	RCL Henley Downs Ltd	Accept in Part	5.4
2465.17	RCL Henley Downs Ltd	Accept	6.2
2465.18	RCL Henley Downs Ltd	Accept in Part	7.1.5
2465.19	RCL Henley Downs Ltd	Reject	7.1.6
2465.20	RCL Henley Downs Ltd	Accept in part	7.2.4
2465.21	RCL Henley Downs Ltd	Reject	7.2.5
2465.22	RCL Henley Downs Ltd	Reject	7.2.5
2465.23	RCL Henley Downs Ltd	Reject	7.3.1
2465.24	RCL Henley Downs Ltd	Accept	7.3.2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2465.25	RCL Henley Downs Ltd	Reject	7.3.5
2465.26	RCL Henley Downs Ltd	Accept	7.3.6
2465.27	RCL Henley Downs Ltd	Reject	7.3.8
2465.28	RCL Henley Downs Ltd	Accept	7.3.12
2465.29	RCL Henley Downs Ltd	Accept	7.3.13
2465.3	RCL Henley Downs Ltd	Accept in part	2.2
2465.30	RCL Henley Downs Ltd	Accept	12
2465.31	RCL Henley Downs Ltd	Accept in Part	7.3.14
2465.32	RCL Henley Downs Ltd	Accept in part	7.3.20
2465.33	RCL Henley Downs Ltd	Accept	7.4
2465.34	RCL Henley Downs Ltd	Accept	7.4
2465.35	RCL Henley Downs Ltd	Reject	9
2465.36	RCL Henley Downs Ltd	Accept in Part	10
2465.37	RCL Henley Downs Ltd	Reject	10
2465.38	RCL Henley Downs Ltd	Accept	5
2465.39	RCL Henley Downs Ltd	Reject	5.1
2465.4	RCL Henley Downs Ltd	Accept in Part	10
2465.40	RCL Henley Downs Ltd	Reject	5
2465.5	RCL Henley Downs Ltd	Reject	2
2465.6	RCL Henley Downs Ltd	Reject	3
2465.7	RCL Henley Downs Ltd	Accept	5.1
2465.8	RCL Henley Downs Ltd	Accept in part	5.1
2465.9	RCL Henley Downs Ltd	Reject	5.2
2466.1	Real Journeys Ltd	Accept in Part	3
2466.155	Real Journeys Ltd	Accept in part	5
2466.2	Real Journeys Ltd	Accept in Part	3
2466.3	Real Journeys Ltd	Accept	3
2466.31	Real Journeys Ltd	Accept in part	2.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2466.32	Real Journeys Ltd	Accept in part	2.2
2466.33	Real Journeys Ltd	Reject	3
2466.34	Real Journeys Ltd	Reject	5
2466.35	Real Journeys Ltd	Reject	2
2466.36	Real Journeys Ltd	Accept in Part	2
2466.37	Real Journeys Ltd	Reject	3
2466.38	Real Journeys Ltd	Accept in Part	5.1
2466.39	Real Journeys Ltd	Reject	5.2
2466.4	Real Journeys Ltd	Reject	3
2466.40	Real Journeys Ltd	Accept	5.1
2466.41	Real Journeys Ltd	Accept in part	5.2
2466.42	Real Journeys Ltd	Accept in Part	5.2
2466.43	Real Journeys Ltd	Reject	5.2
2466.44	Real Journeys Ltd	Accept in Part	5.2
2466.45	Real Journeys Ltd	Accept	5.2
2466.46	Real Journeys Ltd	Reject	5.2
2466.47	Real Journeys Ltd	Reject	5.3
2466.48	Real Journeys Ltd	Accept in Part	5.4
2466.49	Real Journeys Ltd	Accept in part	5.3
2466.50	Real Journeys Ltd	Accept in part. NB: incorrectly summarised against 29.2.4.3 (should be 29.2.4.2)	5.4
2466.51	Real Journeys Ltd	Reject	5.4
2466.52	Real Journeys Ltd	Accept in Part	5.4
2466.53	Real Journeys Ltd	Accept	6.2
2466.57	Real Journeys Ltd	Accept in Part	7.1.5
2466.58	Real Journeys Ltd	Reject	7.1.6
2466.59	Real Journeys Ltd	Accept in part	7.2.4

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2466.60	Real Journeys Ltd	Reject	7.2.5
2466.61	Real Journeys Ltd	Accept	7
2466.62	Real Journeys Ltd	Accept in part	7.3.1
2466.63	Real Journeys Ltd	Accept in part	7.3.2
2466.64	Real Journeys Ltd	Reject	7.3.5
2466.65	Real Journeys Ltd	Accept	7.3.6
2466.66	Real Journeys Ltd	Reject	7.3.8
2466.67	Real Journeys Ltd	Accept	7.3.12
2466.68	Real Journeys Ltd	Accept	7.3.13
2466.69	Real Journeys Ltd	Accept in part	7.3.20
2466.70	Real Journeys Ltd	Accept	7.4
2466.71	Real Journeys Ltd	Accept	7.4
2466.72	Real Journeys Ltd	Reject	9
2466.73	Real Journeys Ltd	Accept	10
2466.74	Real Journeys Ltd	Reject	10
2466.75	Real Journeys Ltd	Accept	10
2466.76	Real Journeys Ltd	Reject	10
2466.77	Real Journeys Ltd	Reject	10
2466.78	Real Journeys Ltd	Reject	10
2466.79	Real Journeys Ltd	Accept in Part	10
2467.1	Reavers NZ Limited	Accept	3
2467.2	Reavers NZ Limited	Accept in Part	5.1
2467.3	Reavers NZ Limited	Accept	5.2
2467.4	Reavers NZ Limited	Accept in Part	5.2
2467.5	Reavers NZ Limited	Accept in part	5.2
2467.6	Reavers NZ Limited	Accept in Part	5.4
2467.7	Reavers NZ Limited	Accept in Part	5
2468.10	Remarkables Park Ltd	Accept in Part	10



<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2468.11	Remarkables Park Ltd	Reject	10
2468.12	Remarkables Park Ltd	Accept in Part	5.1
2468.13	Remarkables Park Ltd	Reject	7.1.4
2468.14	Remarkables Park Ltd	Reject	9
2468.15	Remarkables Park Ltd	Accept in part	2
2468.27	Remarkables Park Ltd	Reject	10
2474.10	Shundi Customs Limited	Reject	5.2
2474.11	Shundi Customs Limited	Reject	5.2
2474.12	Shundi Customs Limited	Reject	5.3
2474.13	Shundi Customs Limited	Accept in part	5.3
2474.14	Shundi Customs Limited	Accept in Part	5.4
2474.15	Shundi Customs Limited	Reject	5.4
2474.16	Shundi Customs Limited	Accept in Part	5.4
2474.17	Shundi Customs Limited	Accept	6.2
2474.18	Shundi Customs Limited	Accept in Part	7.1.5
2474.19	Shundi Customs Limited	Reject	7.1.6
2474.2	Shundi Customs Limited	Reject	2.2
2474.20	Shundi Customs Limited	Accept in part	7.2.4
2474.21	Shundi Customs Limited	Reject	7.2.5
2474.22	Shundi Customs Limited	Reject	7.2.5
2474.23	Shundi Customs Limited	Accept in part	7.3.1
2474.24	Shundi Customs Limited	Accept in part	7.3.2
2474.25	Shundi Customs Limited	Reject	7.3.5
2474.26	Shundi Customs Limited	Accept	7.3.6
2474.27	Shundi Customs Limited	Reject	7.3.5
2474.28	Shundi Customs Limited	Accept in part	7.3.12
2474.29	Shundi Customs Limited	Accept	7.3.13
2474.3	Shundi Customs Limited	Accept in Part	5

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2474.30	Shundi Customs Limited	Accept	12
2474.31	Shundi Customs Limited	Accept in Part	7.3.14
2474.32	Shundi Customs Limited	Accept in part	7.3.20
2474.33	Shundi Customs Limited	Accept	7.4
2474.34	Shundi Customs Limited	Accept	7.4
2474.35	Shundi Customs Limited	Reject	9
2474.36	Shundi Customs Limited	Accept in Part	10
2474.37	Shundi Customs Limited	Reject	10
2474.4	Shundi Customs Limited	Reject	2.5
2474.5	Shundi Customs Limited	Reject - The matters consider effects of the proposal which includes positive effects so amendment not necessary	3
2474.6	Shundi Customs Limited	Accept	5.1
2474.7	Shundi Customs Limited	Accept in part	5.1
2474.8	Shundi Customs Limited	Accept in Part	5.2
2474.9	Shundi Customs Limited	Accept in Part	5.2
2478.14	Vodafone New Zealand Limited	Reject	5.2
2478.15	Vodafone New Zealand Limited	Reject	5.2
2478.16	Vodafone New Zealand Limited	Accept in Part	10
2478.17	Vodafone New Zealand Limited	Accept	7.3.10
2484.11	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Reject	5.4
2484.12	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept	7.3.7
2484.13	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept in Part	7.3.9
2484.14	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept in Part	2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2484.15	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept	7.3.11
2484.16	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept in Part	7.3.22
2484.17	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept in Part	10
2484.18	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept	12
2484.9	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept	5.2
2492.113	Cardrona Alpine Resort Limited	Accept in part	5
2492.25	Cardrona Alpine Resort Limited	Accept in part	2.2
2492.26	Cardrona Alpine Resort Limited	Accept in part	2.2
2492.27	Cardrona Alpine Resort Limited	Reject	5
2492.28	Cardrona Alpine Resort Limited	Reject	3
2492.29	Cardrona Alpine Resort Limited	Reject	2
2492.3	Cardrona Alpine Resort Limited	Accept in part	3
2492.30	Cardrona Alpine Resort Limited	Accept in Part	2
2492.31	Cardrona Alpine Resort Limited	Reject	2.2
2492.32	Cardrona Alpine Resort Limited	Accept in Part	5.1
2492.33	Cardrona Alpine Resort Limited	Reject	5.2
2492.34	Cardrona Alpine Resort Limited	Accept	5.1
2492.35	Cardrona Alpine Resort Limited	Accept in part	5.2
2492.36	Cardrona Alpine Resort Limited	Accept in Part	5.2
2492.37	Cardrona Alpine Resort Limited	Reject	5.2
2492.38	Cardrona Alpine Resort Limited	Accept in Part	5.2
2492.39	Cardrona Alpine Resort Limited	Accept	5.2
2492.4	Cardrona Alpine Resort Limited	Reject	3
2492.40	Cardrona Alpine Resort Limited	Reject	5.2
2492.41	Cardrona Alpine Resort Limited	Reject	5.3

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2492.42	Cardrona Alpine Resort Limited	Accept in Part	5.4
2492.43	Cardrona Alpine Resort Limited	Accept in part	5.3
2492.44	Cardrona Alpine Resort Limited	Accept in part. Relates to 29.2.4.2; not 29.4.3.	5.4
2492.45	Cardrona Alpine Resort Limited	Reject	5.4
2492.46	Cardrona Alpine Resort Limited	Accept in Part	5.4
2492.47	Cardrona Alpine Resort Limited	Accept	6.2
2492.51	Cardrona Alpine Resort Limited	Accept in Part	7.1.5
2492.52	Cardrona Alpine Resort Limited	Reject	7.1.6
2492.53	Cardrona Alpine Resort Limited	Accept in part	7.2.4
2492.54	Cardrona Alpine Resort Limited	Reject	7.2.5
2492.55	Cardrona Alpine Resort Limited	Accept	7
2492.56	Cardrona Alpine Resort Limited	Accept in part	7.3.1
2492.57	Cardrona Alpine Resort Limited	Accept in part	7.3.2
2492.58	Cardrona Alpine Resort Limited	Reject	7.3.5
2492.59	Cardrona Alpine Resort Limited	Accept	7.3.6
2492.60	Cardrona Alpine Resort Limited	Reject	7.3.8
2492.61	Cardrona Alpine Resort Limited	Accept	7.3.12
2492.62	Cardrona Alpine Resort Limited	Accept	7.3.13
2492.63	Cardrona Alpine Resort Limited	Accept in part	7.3.20
2492.64	Cardrona Alpine Resort Limited	Accept	7.4
2492.65	Cardrona Alpine Resort Limited	Accept	7.4
2492.66	Cardrona Alpine Resort Limited	reject (2492.66)	9
2492.67	Cardrona Alpine Resort Limited	Accept	10
2492.68	Cardrona Alpine Resort Limited	Reject	10
2492.69	Cardrona Alpine Resort Limited	Accept	10
2492.70	Cardrona Alpine Resort Limited	Reject	10
2492.71	Cardrona Alpine Resort Limited	Reject	10

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2492.72	Cardrona Alpine Resort Limited	Reject	10
2492.73	Cardrona Alpine Resort Limited	Accept in Part	10
2493.22	Skyline Enterprises Limited	Accept in Part	5.1
2493.23	Skyline Enterprises Limited	Accept in part	5.1
2493.24	Skyline Enterprises Limited	Accept in Part	5.2
2493.25	Skyline Enterprises Limited	Accept in Part	5.2
2493.26	Skyline Enterprises Limited	Accept in part	5.2
2493.27	Skyline Enterprises Limited	Accept	5.4
2493.28	Skyline Enterprises Limited	Accept	10
2494.1	Te Anau Developments Limited	Accept in Part	2.2
2494.152	Te Anau Developments Limited	Accept in part	5
2494.2	Te Anau Developments Limited	Accept in Part	2.2
2494.29	Te Anau Developments Limited	Reject	2.2
2494.30	Te Anau Developments Limited	Accept in part	2.2
2494.31	Te Anau Developments Limited	Reject	3
2494.32	Te Anau Developments Limited	Reject	3
2494.33	Te Anau Developments Limited	Accept in part	2
2494.34	Te Anau Developments Limited	Accept in Part	2
2494.35	Te Anau Developments Limited	Reject	3
2494.36	Te Anau Developments Limited	Accept in Part	5.1
2494.37	Te Anau Developments Limited	Reject	5.2
2494.38	Te Anau Developments Limited	Accept	5.1
2494.39	Te Anau Developments Limited	Accept in part	5.2
2494.40	Te Anau Developments Limited	Accept in Part	5.2
2494.41	Te Anau Developments Limited	Reject	5.2
2494.42	Te Anau Developments Limited	Accept in Part	5.2
2494.43	Te Anau Developments Limited	Accept	5.2
2494.44	Te Anau Developments Limited	Reject	5.2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2494.45	Te Anau Developments Limited	Reject	5.3
2494.46	Te Anau Developments Limited	Accept in Part	5.4
2494.47	Te Anau Developments Limited	Accept in part	5.3
2494.48	Te Anau Developments Limited	Accept in part. Relates to 29.2.4.2; not 29.4.3.	5.4
2494.49	Te Anau Developments Limited	Reject	5.4
2494.50	Te Anau Developments Limited	Accept in Part	5.4
2494.51	Te Anau Developments Limited	Accept	6.2
2494.55	Te Anau Developments Limited	Accept in Part	7.1.5
2494.56	Te Anau Developments Limited	Accept	7.1.6
2494.57	Te Anau Developments Limited	Accept in part	7.2.4
2494.58	Te Anau Developments Limited	Reject	7.2.5
2494.59	Te Anau Developments Limited	Accept	7
2494.60	Te Anau Developments Limited	Accept in part	7.3.1
2494.61	Te Anau Developments Limited	Accept in part	7.3.2
2494.62	Te Anau Developments Limited	Reject	7.3.5
2494.63	Te Anau Developments Limited	Accept	7.3.6
2494.64	Te Anau Developments Limited	Reject	7.3.8
2494.65	Te Anau Developments Limited	Accept	7.3.12
2494.66	Te Anau Developments Limited	Accept	7.3.13
2494.67	Te Anau Developments Limited	Accept in part	7.3.20
2494.68	Te Anau Developments Limited	Accept	7.4
2494.69	Te Anau Developments Limited	Accept	7.4
2494.70	Te Anau Developments Limited	Reject	9
2494.71	Te Anau Developments Limited	Accept	10
2494.72	Te Anau Developments Limited	Reject	10
2494.73	Te Anau Developments Limited	Accept	10
2494.74	Te Anau Developments Limited	Reject	10

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2494.75	Te Anau Developments Limited	Reject	10
2494.76	Te Anau Developments Limited	Reject	10
2494.77	Te Anau Developments Limited	Accept in Part	10
2495.1	Young Changemakers - Wakatipu Youth Trust Advisory Group	Out of scope	3
2495.8	Young Changemakers - Wakatipu Youth Trust Advisory Group	Out of scope	3
2495.9	Young Changemakers - Wakatipu Youth Trust Advisory Group	Out of scope	3
2497.4	Otago Regional Council	Accept in part	3
2508.5	Aurora Energy Limited	Reject	5.3
2508.6	Aurora Energy Limited	Accept in Part	5.3
2508.7	Aurora Energy Limited	Reject	5.4
2508.8	Aurora Energy Limited	Accept in Part	6.2
2511.3	Shaping our Future	Accept in Part	3
2511.4	Shaping our Future	Accept in part	5
2518.1	C & J Properties Ltd	Accept in Part	5.1
2518.2	C & J Properties Ltd	Accept	5.2
2518.3	C & J Properties Ltd	Accept in Part	5.2
2518.4	C & J Properties Ltd	Accept in part	5.2
2518.5	C & J Properties Ltd	Accept	5
2518.6	C & J Properties Ltd	Accept in Part	3
2520.1	Camp Street Properties Limited	Accept in Part	5.1
2520.2	Camp Street Properties Limited	Accept	5.2
2520.3	Camp Street Properties Limited	Accept	5.2
2520.4	Camp Street Properties Limited	Accept in Part	5.2
2520.5	Camp Street Properties Limited	Accept	5.4
2538.32	NZ Transport Agency	Accept	5.1
2538.33	NZ Transport Agency	Reject	5.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2538.34	NZ Transport Agency	Accept	5.1
2538.35	NZ Transport Agency	Reject	5.1
2538.36	NZ Transport Agency	Accept in part	5.1
2538.37	NZ Transport Agency	Accept in Part	5.1
2538.38	NZ Transport Agency	Accept in Part	5.2
2538.39	NZ Transport Agency	Accept	5.2
2538.40	NZ Transport Agency	Accept	5.2
2538.41	NZ Transport Agency	Accept in Part	5.2
2538.42	NZ Transport Agency	Accept in Part	5.2
2538.43	NZ Transport Agency	Accept	5.2
2538.44	NZ Transport Agency	Accept in Part	5.2
2538.45	NZ Transport Agency	Accept	5.2
2538.46	NZ Transport Agency	Accept	5.2
2538.47	NZ Transport Agency	Accept in Part	5.2
2538.48	NZ Transport Agency	Accept	5.2
2538.49	NZ Transport Agency	Reject	5.2
2538.50	NZ Transport Agency	Accept	5.3
2538.51	NZ Transport Agency	Accept	5.3
2538.52	NZ Transport Agency	Accept	5.3
2538.53	NZ Transport Agency	Accept	5.4
2538.54	NZ Transport Agency	Accept in Part	5.4
2538.55	NZ Transport Agency	Accept	5.4
2538.56	NZ Transport Agency	Reject	5.4
2538.57	NZ Transport Agency	Accept	5.4
2538.58	NZ Transport Agency	Accept	5.4
2538.59	NZ Transport Agency	Accept	5.4
2538.60	NZ Transport Agency	Accept	7.1.1
2538.61	NZ Transport Agency	Accept in Part	7.1.3



<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2538.62	NZ Transport Agency	Accept in Part	7.1.4
2538.63	NZ Transport Agency	Accept in Part	7.1.5
2538.64	NZ Transport Agency	Accept	7.1.6
2538.65	NZ Transport Agency	Accept in part	7.1.7
2538.66	NZ Transport Agency	Accept	7.2.2
2538.67	NZ Transport Agency	Accept in Part	7.2.4
2538.68	NZ Transport Agency	Accept in Part	7.2.5
2538.69	NZ Transport Agency	Accept in Part	7.2.5
2538.70	NZ Transport Agency	Accept in part	7.3.14
2538.71	NZ Transport Agency	Accept	7.3.15
2538.72	NZ Transport Agency	Accept in part	7.3.16
2538.73	NZ Transport Agency	Accept	7.3.19
2538.74	NZ Transport Agency	Accept	7.3.19
2538.75	NZ Transport Agency	Accept	7.3.21
2538.76	NZ Transport Agency	Accept	8
2538.77	NZ Transport Agency	Accept	9
2538.78	NZ Transport Agency	Accept	9
2538.79	NZ Transport Agency	Accept in Part	9
2538.80	NZ Transport Agency	Accept	14
2538.81	NZ Transport Agency	Accept	14
2538.82	NZ Transport Agency	Reject	15
2538.83	NZ Transport Agency	Accept in Part	2.4
2538.84	NZ Transport Agency	Accept	18.3
2538.85	NZ Transport Agency	Accept	18.4
2540.57	Federated Farmers of New Zealand	Accept in Part	5.1
2540.58	Federated Farmers of New Zealand	Accept in Part	5.3
2547.3	Gibbston Valley Station	Accept in Part	3
2552.10	Greenwood Group Ltd	Reject	5.2

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2552.11	Greenwood Group Ltd	Reject	5.2
2552.12	Greenwood Group Ltd	Reject	5.3
2552.13	Greenwood Group Ltd	Accept in part	5.3
2552.14	Greenwood Group Ltd	Accept in Part	5.4
2552.15	Greenwood Group Ltd	Accept in Part	5.4
2552.16	Greenwood Group Ltd	Accept	6.2
2552.17	Greenwood Group Ltd	Accept in Part	7.1.5
2552.18	Greenwood Group Ltd	Reject	7.1.6
2552.19	Greenwood Group Ltd	Accept in part	7.1.6
2552.20	Greenwood Group Ltd	Reject	7.2.5
2552.21	Greenwood Group Ltd	Accept in part	3
2552.22	Greenwood Group Ltd	Accept in part	7.3.2
2552.23	Greenwood Group Ltd	Reject	7.3.5
2552.24	Greenwood Group Ltd	Accept	7.3.6
2552.25	Greenwood Group Ltd	Reject	7.3.8
2552.26	Greenwood Group Ltd	Accept	7.3.12
2552.27	Greenwood Group Ltd	Accept	7.3.13
2552.28	Greenwood Group Ltd	Accept	12
2552.29	Greenwood Group Ltd	Accept in Part	7.3.14
2552.3	Greenwood Group Ltd	Reject	2.2
2552.30	Greenwood Group Ltd	Reject (summary incorrectly states 29.5.2.2)	7.3.20
2552.31	Greenwood Group Ltd	Accept	7.4
2552.32	Greenwood Group Ltd	Accept	7.4
2552.33	Greenwood Group Ltd	Reject	9
2552.34	Greenwood Group Ltd	Accept in Part	10
2552.35	Greenwood Group Ltd	Reject	5.4
2552.36	Greenwood Group Ltd	Reject	10

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2552.4	Greenwood Group Ltd	Accept in Part	3
2552.5	Greenwood Group Ltd	Reject	2.5
2552.6	Greenwood Group Ltd	Reject	3
2552.7	Greenwood Group Ltd	Accept	5.1
2552.8	Greenwood Group Ltd	Accept in part	5.1
2552.9	Greenwood Group Ltd	Reject	5.2
2560.10	Jade Lake Queenstown Ltd	Reject	5.2
2560.11	Jade Lake Queenstown Ltd	Accept in part	5.2
2560.12	Jade Lake Queenstown Ltd	Reject	5.2
2560.13	Jade Lake Queenstown Ltd	Reject	5.3
2560.14	Jade Lake Queenstown Ltd	Accept in part	5.3
2560.15	Jade Lake Queenstown Ltd	Accept in Part	5.4
2560.16	Jade Lake Queenstown Ltd	Reject	5.4
2560.17	Jade Lake Queenstown Ltd	Accept in Part	5.4
2560.18	Jade Lake Queenstown Ltd	Accept	6.2
2560.19	Jade Lake Queenstown Ltd	Accept in Part	7.1.5
2560.20	Jade Lake Queenstown Ltd	Reject	7.1.6
2560.21	Jade Lake Queenstown Ltd	Accept in part	7.1.6
2560.22	Jade Lake Queenstown Ltd	Reject	7.2.5
2560.23	Jade Lake Queenstown Ltd	Accept in part	3
2560.24	Jade Lake Queenstown Ltd	Accept in part	7.3.2
2560.25	Jade Lake Queenstown Ltd	Reject	7.3.5
2560.26	Jade Lake Queenstown Ltd	Accept	7.3.6
2560.27	Jade Lake Queenstown Ltd	Reject	7.3.8
2560.28	Jade Lake Queenstown Ltd	Accept	7.3.12
2560.29	Jade Lake Queenstown Ltd	Accept	7.3.13
2560.30	Jade Lake Queenstown Ltd	Accept	12
2560.31	Jade Lake Queenstown Ltd	Accept in part	7.3.20

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2560.32	Jade Lake Queenstown Ltd	Accept in part	7.3.20
2560.33	Jade Lake Queenstown Ltd	Accept	7.4
2560.34	Jade Lake Queenstown Ltd	Accept	7.4
2560.35	Jade Lake Queenstown Ltd	Reject	9
2560.36	Jade Lake Queenstown Ltd	Reject	3
2560.37	Jade Lake Queenstown Ltd	Reject	10
2560.38	Jade Lake Queenstown Ltd	Accept in Part	5.2
2560.4	Jade Lake Queenstown Ltd	Reject	2.2
2560.5	Jade Lake Queenstown Ltd	Accept in Part	5
2560.6	Jade Lake Queenstown Ltd	Accept in Part	2
2560.7	Jade Lake Queenstown Ltd	Reject	3
2560.8	Jade Lake Queenstown Ltd	Accept	5.1
2560.9	Jade Lake Queenstown Ltd	Accept in part	5.1
2563.1	John Barlow	Accept in part	5.2
2568.1	Second Kawarau Bridge Group	Out of scope	3
2575.10	Queenstown Trails Trust	Reject	5.1
2575.11	Queenstown Trails Trust	Reject	5.1
2575.12	Queenstown Trails Trust	Reject	7.2
2575.13	Queenstown Trails Trust	Accept	2
2575.8	Queenstown Trails Trust	Out of scope	3
2575.9	Queenstown Trails Trust	Reject	5.1
2581.1	Go Orange Limited	Accept in Part	2.2
2581.151	Go Orange Limited	Accept in part	5
2581.2	Go Orange Limited	Accept in Part	2.2
2581.3	Go Orange Limited	Accept	3
2581.31	Go Orange Limited	Accept in Part	2.2
2581.32	Go Orange Limited	Reject	2.2
2581.33	Go Orange Limited	Reject	3

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2581.34	Go Orange Limited	Reject	3
2581.35	Go Orange Limited	Accept in part	2
2581.36	Go Orange Limited	Accept in Part	2
2581.37	Go Orange Limited	Reject	3
2581.38	Go Orange Limited	Accept in Part	5.1
2581.39	Go Orange Limited	Reject	5.2
2581.4	Go Orange Limited	Reject	3
2581.40	Go Orange Limited	Accept	5.1
2581.41	Go Orange Limited	Accept in part	5.2
2581.42	Go Orange Limited	Accept in Part	5.2
2581.43	Go Orange Limited	Accept	5.2
2581.44	Go Orange Limited	Accept in Part	5.2
2581.45	Go Orange Limited	Accept	5.2
2581.46	Go Orange Limited	Reject	5.2
2581.47	Go Orange Limited	Reject	5.3
2581.48	Go Orange Limited	Accept in Part	5.4
2581.49	Go Orange Limited	Accept in part	5.3
2581.50	Go Orange Limited	Accept in part. Relates to 29.2.4.2; not 29.4.3.	5.4
2581.51	Go Orange Limited	Reject	5.4
2581.52	Go Orange Limited	Accept in Part	5.4
2581.53	Go Orange Limited	Accept	6.2
2581.57	Go Orange Limited	Accept in Part	7.1.5
2581.58	Go Orange Limited	Reject	7.1.6
2581.59	Go Orange Limited	Accept in part	7.2.4
2581.60	Go Orange Limited	Reject	7.2.5
2581.61	Go Orange Limited	Accept	7
2581.62	Go Orange Limited	Accept in part	7.3.1

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2581.63	Go Orange Limited	Accept in part	7.3.2
2581.64	Go Orange Limited	Reject	7.3.5
2581.65	Go Orange Limited	Accept	7.3.6
2581.66	Go Orange Limited	Reject	7.3.8
2581.67	Go Orange Limited	Accept	7.3.12
2581.68	Go Orange Limited	Accept	7.3.13
2581.69	Go Orange Limited	Accept in part	7.3.20
2581.70	Go Orange Limited	Accept	7.4
2581.71	Go Orange Limited	Accept	7.4
2581.72	Go Orange Limited	Reject	9
2581.73	Go Orange Limited	Accept	10
2581.74	Go Orange Limited	Reject	10
2581.75	Go Orange Limited	Accept	10
2581.76	Go Orange Limited	Reject	10
2581.77	Go Orange Limited	Reject - submission unclear	10
2581.78	Go Orange Limited	Reject	10
2581.79	Go Orange Limited	Accept in Part	10
2585.1	B Giddens Trust	Accept in Part	10
2585.2	B Giddens Trust	Accept in Part	10
2585.3	B Giddens Trust	Reject	7.1.4
2585.4	B Giddens Trust	Reject	14
2585.6	B Giddens Trust	Accept	10
2586.10	C Dagg	Reject	7.2.2
2586.11	C Dagg	Reject	7.2.3
2586.12	C Dagg	Reject	7.2.4
2586.13	C Dagg	Reject	7.2.2
2586.14	C Dagg	Reject	14
2586.8	C Dagg	Reject	7.2.3

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2586.9	C Dagg	Reject	7.2.2
2590.1	LTK Holdings Limited	Accept in Part	5
2590.10	LTK Holdings Limited	Accept in part	5.3
2590.11	LTK Holdings Limited	Accept in Part	5.4
2590.12	LTK Holdings Limited	Reject	5.4
2590.13	LTK Holdings Limited	Accept in Part	5.4
2590.14	LTK Holdings Limited	Accept	6.2
2590.15	LTK Holdings Limited	Accept in Part	7.1.5
2590.16	LTK Holdings Limited	Reject	7.1.6
2590.17	LTK Holdings Limited	Accept in part	7.2.4
2590.18	LTK Holdings Limited	Reject	7.2.5
2590.19	LTK Holdings Limited	Reject	7.2.5
2590.2	LTK Holdings Limited	Reject	3
2590.20	LTK Holdings Limited	Accept in part	7.3.1
2590.21	LTK Holdings Limited	Accept in part	7.3.2
2590.22	LTK Holdings Limited	Accept	7.3.6
2590.23	LTK Holdings Limited	Accept	7.3.6
2590.24	LTK Holdings Limited	Reject	7.3.8
2590.25	LTK Holdings Limited	Accept	7.3.12
2590.26	LTK Holdings Limited	Accept	7.3.13
2590.27	LTK Holdings Limited	Accept in Part	7.3.14
2590.28	LTK Holdings Limited	Accept in part	7.3.20
2590.29	LTK Holdings Limited	Accept	7.4
2590.3	LTK Holdings Limited	Accept	5.1
2590.30	LTK Holdings Limited	Accept	7.4
2590.31	LTK Holdings Limited	reject	9
2590.32	LTK Holdings Limited	Accept in Part	10
2590.33	LTK Holdings Limited	Reject	10

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2590.4	LTK Holdings Limited	Accept in part	5.1
2590.5	LTK Holdings Limited	Accept in Part	5.2
2590.6	LTK Holdings Limited	Accept in Part	5.2
2590.7	LTK Holdings Limited	Accept in part	5.2
2590.8	LTK Holdings Limited	Reject	5.2
2590.9	LTK Holdings Limited	Reject	5.3
2593.1	McBride Street Queenstown Ltd	Accept in Part	10
2593.2	McBride Street Queenstown Ltd	Reject	7.1.4
2593.3	McBride Street Queenstown Ltd	Reject	14
2593.5	McBride Street Queenstown Ltd	Accept in Part	10
2593.6	McBride Street Queenstown Ltd	Accept in Part	10
2594.1	Queenstown Water Taxis Ltd (QWT)	Accept	3
2594.2	Queenstown Water Taxis Ltd (QWT)	Accept in part	2.2
2594.3	Queenstown Water Taxis Ltd (QWT)	Reject	2.2
2601.1	Well Smart Investments Group	Accept in Part	5
2601.10	Well Smart Investments Group	Accept in part	5.3
2601.11	Well Smart Investments Group	Accept in Part	5.4
2601.12	Well Smart Investments Group	Reject	5.4
2601.13	Well Smart Investments Group	Accept in Part	5.4
2601.14	Well Smart Investments Group	Accept	6.2
2601.15	Well Smart Investments Group	Accept in Part	7.1.5
2601.16	Well Smart Investments Group	Reject	7.1.6
2601.17	Well Smart Investments Group	Accept in part	7.2.4
2601.18	Well Smart Investments Group	Reject	7.2.5
2601.19	Well Smart Investments Group	Reject	7.2.5
2601.2	Well Smart Investments Group	Reject	3
2601.20	Well Smart Investments Group	Accept in part	7.3.1
2601.21	Well Smart Investments Group	Accept in part	7.3.2



<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2601.22	Well Smart Investments Group	Reject	7.3.5
2601.23	Well Smart Investments Group	Accept	7.3.6
2601.24	Well Smart Investments Group	Reject	7.3.8
2601.25	Well Smart Investments Group	Accept	7.3.12
2601.26	Well Smart Investments Group	Accept	7.3.13
2601.27	Well Smart Investments Group	Accept in Part	7.3.14
2601.28	Well Smart Investments Group	Accept in part	7.3.20
2601.29	Well Smart Investments Group	Accept	7.4
2601.3	Well Smart Investments Group	Accept	5.1
2601.30	Well Smart Investments Group	Accept	7.4
2601.31	Well Smart Investments Group	reject	9
2601.32	Well Smart Investments Group	Accept in Part	10
2601.33	Well Smart Investments Group	Reject	10
2601.4	Well Smart Investments Group	Accept in part	5.1
2601.5	Well Smart Investments Group	Accept in Part	5.2
2601.6	Well Smart Investments Group	Accept in Part	5.2
2601.7	Well Smart Investments Group	Accept in part	5.2
2601.8	Well Smart Investments Group	Reject	5.2
2601.9	Well Smart Investments Group	Reject	5.3
2618.10	Queenstown Airport Corporation	Accept	4
2618.11	Queenstown Airport Corporation	Accept in Part	6
2618.12	Queenstown Airport Corporation	Reject	6
2618.13	Queenstown Airport Corporation	Accept in Part	7.3.12
2618.14	Queenstown Airport Corporation	Reject	7.1.6
2660.12	Fire and Emergency New Zealand	Accept	5.2
2660.13	Fire and Emergency New Zealand	Accept	9
2660.14	Fire and Emergency New Zealand	Accept	7.3.14
2660.15	Fire and Emergency New Zealand	Accept	7.3.17

<b>Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
2660.16	Fire and Emergency New Zealand	Accept	9
2660.17	Fire and Emergency New Zealand	Accept	10

Part B: Further Submissions

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS1059.25	380.51	Erna Spijkerbosch	Accept in Part	18.5
FS2718.1	2448.9	Willowridge Developments Limited	Accept	5.1
FS2718.10	2601.3	Willowridge Developments Limited	Accept	5.1
FS2718.11	2538.35	Willowridge Developments Limited	Accept	5.1
FS2718.12	2448.19	Willowridge Developments Limited	Accept in Part	5.4
FS2718.13	2465.15	Willowridge Developments Limited	Reject	5.4
FS2718.14	2466.51	Willowridge Developments Limited	Reject	5.4
FS2718.15	2492.45	Willowridge Developments Limited	Reject	5.4
FS2718.16	2494.49	Willowridge Developments Limited	Reject	5.4
FS2718.17	2552.35	Willowridge Developments Limited	Reject	5.4
FS2718.18	2560.16	Willowridge Developments Limited	Reject	5.4
FS2718.19	2581.51	Willowridge Developments Limited	Reject	5.4
FS2718.2	2465.8	Willowridge Developments Limited	Accept in part	5.1
FS2718.20	2590.12	Willowridge Developments Limited	Reject	5.4
FS2718.21	2601.12	Willowridge Developments Limited	Reject	5.4

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2718.22	2448.22	Willowridge Developments Limited	Reject	7.1.6
FS2718.23	2465.19	Willowridge Developments Limited	Reject	7.1.6
FS2718.24	2466.58	Willowridge Developments Limited	Reject	7.1.6
FS2718.25	2492.34	Willowridge Developments Limited	Accept	5.1
FS2718.26	2494.56	Willowridge Developments Limited	Accept	7.1.6
FS2718.27	2552.18	Willowridge Developments Limited	Reject	7.1.6
FS2718.28	2560.20	Willowridge Developments Limited	Reject	7.1.6
FS2718.29	2581.58	Willowridge Developments Limited	Reject	7.1.6
FS2718.3	2466.4	Willowridge Developments Limited	Accept	3
FS2718.30	2590.16	Willowridge Developments Limited	Reject	7.1.6
FS2718.31	2601.16	Willowridge Developments Limited	Reject	7.1.6
FS2718.32	2151.9	Willowridge Developments Limited	Accept in Part	7.1.6
FS2718.4	2492.34	Willowridge Developments Limited	Accept	5.1
FS2718.5	2494.38	Willowridge Developments Limited	Accept	5.1
FS2718.6	2552.7	Willowridge Developments Limited	Accept	5.1
FS2718.7	2560.8	Willowridge Developments Limited	Accept	5.1
FS2718.8	2581.4	Willowridge Developments Limited	Accept	3
FS2718.9	2590.3	Willowridge Developments Limited	Accept	5.1
FS2726.1	2593.5	Patterson Boys Trust	Accept in Part	10

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2726.2	2585.1	Patterson Boys Trust	Accept in Part	10
FS2727.3	2239.2	NZ Transport Agency	Accept	3
FS2727.4	2239.5	NZ Transport Agency	Accept	5.1
FS2727.5	2239.10	NZ Transport Agency	Accept	7.1
FS2728.12	2494.2	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept in Part	2.2
FS2739.1	2136.1	Ngai Tahu Property Limited	Accept in Part	5.1
FS2739.10	2465.37	Ngai Tahu Property Limited	Reject	10
FS2739.11	2465.7	Ngai Tahu Property Limited	Accept	5.1
FS2739.12	2465.8	Ngai Tahu Property Limited	Accept in part	5.1
FS2739.13	2465.10	Ngai Tahu Property Limited	Accept in part	5.2
FS2739.14	2465.12	Ngai Tahu Property Limited	Reject	5.3
FS2739.15	2465.14	Ngai Tahu Property Limited	Accept in Part	5.4
FS2739.16	2465.15	Ngai Tahu Property Limited	Reject	5.4
FS2739.17	2465.16	Ngai Tahu Property Limited	Accept in Part	5.4
FS2739.18	2465.19	Ngai Tahu Property Limited	Reject	7.1.6
FS2739.19	2465.23	Ngai Tahu Property Limited	Reject	7.3.1
FS2739.2	2136.2	Ngai Tahu Property Limited	Accept in Part	5.1
FS2739.20	2465.24	Ngai Tahu Property Limited	Accept	7.3.2
FS2739.21	2465.25	Ngai Tahu Property Limited	Reject	7.3.5
FS2739.22	2465.31	Ngai Tahu Property Limited	Accept in Part	7.3.14
FS2739.23	2465.6	Ngai Tahu Property Limited	Reject	3
FS2739.24	2465.4	Ngai Tahu Property Limited	Accept in Part	10

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2739.25	2465.9	Ngai Tahu Property Limited	Reject	5.2
FS2739.26	2590.1	Ngai Tahu Property Limited	Accept in Part	5
FS2739.27	2590.2	Ngai Tahu Property Limited	Reject	3
FS2739.28	2590.3	Ngai Tahu Property Limited	Accept	5.1
FS2739.29	2590.4	Ngai Tahu Property Limited	Accept in part	5.1
FS2739.3	2136.3	Ngai Tahu Property Limited	Accept in Part	5.2
FS2739.30	2590.7	Ngai Tahu Property Limited	Accept in part	5.2
FS2739.31	2590.9	Ngai Tahu Property Limited	Reject	5.3
FS2739.32	2590.11	Ngai Tahu Property Limited	Accept in Part	5.4
FS2739.33	2590.12	Ngai Tahu Property Limited	Reject	5.4
FS2739.34	2590.13	Ngai Tahu Property Limited	Accept in Part	5.4
FS2739.35	2590.16	Ngai Tahu Property Limited	Reject	7.1.6
FS2739.36	2590.20	Ngai Tahu Property Limited	Accept in part	7.3.1
FS2739.37	2590.21	Ngai Tahu Property Limited	Accept in part	7.3.2
FS2739.38	2590.27	Ngai Tahu Property Limited	Accept in Part	7.3.14
FS2739.39	2590.33	Ngai Tahu Property Limited	Reject	10
FS2739.4	2136.4	Ngai Tahu Property Limited	Accept in Part	5.2
FS2739.40	2590.22	Ngai Tahu Property Limited	Accept	7.3.6
FS2739.41	2590.6	Ngai Tahu Property Limited	Accept in Part	5.2
FS2739.42	2474.3	Ngai Tahu Property Limited	Accept in Part	5
FS2739.43	2474.5	Ngai Tahu Property Limited	Reject	3
FS2739.44	2474.6	Ngai Tahu Property Limited	Accept	5.1
FS2739.45	2474.7	Ngai Tahu Property Limited	Reject	5.1
FS2739.46	2474.10	Ngai Tahu Property Limited	Reject	5.2
FS2739.47	2474.12	Ngai Tahu Property Limited	Reject	5.3
FS2739.48	2474.14	Ngai Tahu Property Limited	Accept in Part	5.4
FS2739.49	2474.15	Ngai Tahu Property Limited	Reject	5.4
FS2739.5	2136.5	Ngai Tahu Property Limited	Reject	5.2

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2739.50	2474.16	Ngai Tahu Property Limited	Accept in Part	5.4
FS2739.51	2474.19	Ngai Tahu Property Limited	Reject	7.1.6
FS2739.52	2474.23	Ngai Tahu Property Limited	Reject	7.3.1
FS2739.53	2474.24	Ngai Tahu Property Limited	Accept in part	7.3.2
FS2739.54	2474.25	Ngai Tahu Property Limited	Reject	7.3.5
FS2739.55	2474.31	Ngai Tahu Property Limited	Accept in Part	7.3.14
FS2739.56	2474.37	Ngai Tahu Property Limited	Reject	10
FS2739.57	2474.9	Ngai Tahu Property Limited	Accept in Part	5.2
FS2739.58	2151.4	Ngai Tahu Property Limited	Accept in Part	5.1
FS2739.59	2151.9	Ngai Tahu Property Limited	Accept in Part	7.1.6
FS2739.6	2136.6	Ngai Tahu Property Limited	Reject	5.2
FS2739.7	2136.7	Ngai Tahu Property Limited	Accept	5.4
FS2739.8	2136.8	Ngai Tahu Property Limited	Reject	10
FS2739.9	2136.9	Ngai Tahu Property Limited	Reject	2
FS2752.1	2594.1	Go Orange Limited	Reject	3
FS2752.2	2594.2	Go Orange Limited	Accept in part	2.2
FS2752.3	2594.3	Go Orange Limited	Reject	2.2
FS2752.5	2462.11	Go Orange Limited	Accept in part	2
FS2753.1	2466.31	Queenstown Water Taxis Limited	Accept in part	2.2
FS2753.155	2466.155	Queenstown Water Taxis Limited	Accept in part	5
FS2753.156	2581.31	Queenstown Water Taxis Limited	Accept in Part	2.2
FS2753.157	2581.32	Queenstown Water Taxis Limited	Reject	2.2
FS2753.158	2581.1	Queenstown Water Taxis Limited	Accept in Part	2.2
FS2753.159	2581.2	Queenstown Water Taxis Limited	Accept in Part	2.2

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2753.160	2581.3	Queenstown Water Taxis Limited	Accept	3
FS2753.161	2581.4	Queenstown Water Taxis Limited	Reject	3
FS2753.188	2581.33	Queenstown Water Taxis Limited	Reject	3
FS2753.189	2581.34	Queenstown Water Taxis Limited	Reject	3
FS2753.190	2581.35	Queenstown Water Taxis Limited	Accept in part	2
FS2753.191	2581.36	Queenstown Water Taxis Limited	Accept in Part	2
FS2753.192	2581.37	Queenstown Water Taxis Limited	Reject	3
FS2753.193	2581.38	Queenstown Water Taxis Limited	Accept in Part	5.1
FS2753.194	2581.39	Queenstown Water Taxis Limited	Reject	5.2
FS2753.195	2581.40	Queenstown Water Taxis Limited	Accept	5.1
FS2753.196	2581.41	Queenstown Water Taxis Limited	Accept in part	5.2
FS2753.197	2581.42	Queenstown Water Taxis Limited	Accept in Part	5.2
FS2753.198	2581.43	Queenstown Water Taxis Limited	Accept	5.2
FS2753.199	2581.44	Queenstown Water Taxis Limited	Accept in Part	5.2
FS2753.2	2466.32	Queenstown Water Taxis Limited	Accept in part	2.2
FS2753.200	2581.45	Queenstown Water Taxis Limited	Accept	5.2
FS2753.201	2581.46	Queenstown Water Taxis Limited	Reject	5.2
FS2753.202	2581.47	Queenstown Water Taxis Limited	Accept in Part	5.3
FS2753.203	2581.48	Queenstown Water Taxis Limited	Accept in Part	5.4

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2753.204	2581.49	Queenstown Water Taxis Limited	Accept in part	5.3
FS2753.205	2581.50	Queenstown Water Taxis Limited	Accept in Part	5.4
FS2753.206	2581.51	Queenstown Water Taxis Limited	Reject	5.4
FS2753.207	2581.52	Queenstown Water Taxis Limited	Accept in Part	5.4
FS2753.208	2581.53	Queenstown Water Taxis Limited	Accept	6.2
FS2753.212	2581.57	Queenstown Water Taxis Limited	Accept in Part	7.1.5
FS2753.213	2581.58	Queenstown Water Taxis Limited	Reject	7.1.6
FS2753.214	2581.59	Queenstown Water Taxis Limited	Accept in Part	7.2.4
FS2753.215	2581.60	Queenstown Water Taxis Limited	Reject	7.2.5
FS2753.216	2581.61	Queenstown Water Taxis Limited	Reject	7
FS2753.217	2581.62	Queenstown Water Taxis Limited	Accept in part	7.3.1
FS2753.218	2581.63	Queenstown Water Taxis Limited	Accept in part	7.3.2
FS2753.219	2581.64	Queenstown Water Taxis Limited	Reject	7.3.5
FS2753.220	2581.65	Queenstown Water Taxis Limited	Accept	7.3.6
FS2753.221	2581.66	Queenstown Water Taxis Limited	Reject	7.3.8
FS2753.222	2581.67	Queenstown Water Taxis Limited	Accept	7.3.12
FS2753.223	2581.68	Queenstown Water Taxis Limited	Accept	7.3.13
FS2753.224	2581.69	Queenstown Water Taxis Limited	Accept in part	7.3.20
FS2753.225	2581.70	Queenstown Water Taxis Limited	Accept	7.4



<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2753.226	2581.71	Queenstown Water Taxis Limited	Accept	7.4
FS2753.227	2581.72	Queenstown Water Taxis Limited	reject	9
FS2753.228	2581.73	Queenstown Water Taxis Limited	Accept	10
FS2753.229	2581.74	Queenstown Water Taxis Limited	Reject	10
FS2753.230	2581.75	Queenstown Water Taxis Limited	Accept	10
FS2753.231	2581.76	Queenstown Water Taxis Limited	Reject	10
FS2753.232	2581.77	Queenstown Water Taxis Limited	Reject	10
FS2753.233	2581.78	Queenstown Water Taxis Limited	Reject	10
FS2753.234	2581.79	Queenstown Water Taxis Limited	Accept in Part	10
FS2753.3	2466.1	Queenstown Water Taxis Limited	Accept in Part	3
FS2753.306	2581.151	Queenstown Water Taxis Limited	Accept in part	5
FS2753.314	2462.11	Queenstown Water Taxis Limited	Accept in part	2
FS2753.33	2466.33	Queenstown Water Taxis Limited	Reject	3
FS2753.34	2466.34	Queenstown Water Taxis Limited	Reject	5
FS2753.35	2466.35	Queenstown Water Taxis Limited	Reject	2
FS2753.36	2466.36	Queenstown Water Taxis Limited	Accept in Part	2
FS2753.37	2466.37	Queenstown Water Taxis Limited	Reject	3
FS2753.38	2466.38	Queenstown Water Taxis Limited	Accept in Part	5.1
FS2753.39	2466.39	Queenstown Water Taxis Limited	Reject	5.2

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2753.4	2466.2	Queenstown Water Taxis Limited	Accept in Part	3
FS2753.40	2466.40	Queenstown Water Taxis Limited	Accept	5.1
FS2753.41	2466.41	Queenstown Water Taxis Limited	Accept in part	5.2
FS2753.42	2466.42	Queenstown Water Taxis Limited	Accept in Part	5.2
FS2753.43	2466.43	Queenstown Water Taxis Limited	Reject	5.2
FS2753.44	2466.44	Queenstown Water Taxis Limited	Accept in Part	5.2
FS2753.45	2466.45	Queenstown Water Taxis Limited	Accept	5.2
FS2753.46	2466.46	Queenstown Water Taxis Limited	Reject	5.2
FS2753.47	2466.47	Queenstown Water Taxis Limited	Accept in Part	5.3
FS2753.48	2466.48	Queenstown Water Taxis Limited	Accept in Part	5.4
FS2753.49	2466.49	Queenstown Water Taxis Limited	Accept in part	5.3
FS2753.5	2466.3	Queenstown Water Taxis Limited	Accept	3
FS2753.50	2466.50	Queenstown Water Taxis Limited	Accept in Part	5.4
FS2753.51	2466.51	Queenstown Water Taxis Limited	Reject	5.4
FS2753.52	2466.52	Queenstown Water Taxis Limited	Accept in Part	5.4
FS2753.53	2466.53	Queenstown Water Taxis Limited	Accept	6.2
FS2753.57	2466.57	Queenstown Water Taxis Limited	Accept in Part	7.1.5
FS2753.58	2466.58	Queenstown Water Taxis Limited	Reject	7.1.6
FS2753.59	2466.59	Queenstown Water Taxis Limited	Accept in part	7.2.4

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2753.6	2466.4	Queenstown Water Taxis Limited	Reject	3
FS2753.60	2466.60	Queenstown Water Taxis Limited	Reject	7.2.5
FS2753.61	2466.61	Queenstown Water Taxis Limited	Accept	7
FS2753.62	2466.62	Queenstown Water Taxis Limited	Reject	7.3.1
FS2753.63	2466.63	Queenstown Water Taxis Limited	Accept in part	7.3.2
FS2753.64	2466.64	Queenstown Water Taxis Limited	Reject	7.3.5
FS2753.65	2466.65	Queenstown Water Taxis Limited	Accept	7.3.6
FS2753.66	2466.66	Queenstown Water Taxis Limited	Reject	7.3.8
FS2753.67	2466.67	Queenstown Water Taxis Limited	Accept	7.3.12
FS2753.68	2466.68	Queenstown Water Taxis Limited	Accept	7.3.13
FS2753.69	2466.69	Queenstown Water Taxis Limited	Accept in part	7.3.20
FS2753.70	2466.70	Queenstown Water Taxis Limited	Accept	7.4
FS2753.71	2466.71	Queenstown Water Taxis Limited	Accept	7.4
FS2753.72	2466.72	Queenstown Water Taxis Limited	Reject	9
FS2753.73	2466.73	Queenstown Water Taxis Limited	Accept	10
FS2753.74	2466.74	Queenstown Water Taxis Limited	Reject	10
FS2753.75	2466.75	Queenstown Water Taxis Limited	Accept	10
FS2753.76	2466.76	Queenstown Water Taxis Limited	Reject	10
FS2753.77	2466.77	Queenstown Water Taxis Limited	Reject	10

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2753.78	2466.78	Queenstown Water Taxis Limited	Reject	10
FS2753.79	2466.79	Queenstown Water Taxis Limited	Accept in Part	10
FS2754.1	2078.1	Remarkables Park Limited	Accept in Part	5
FS2754.10	2466.1	Remarkables Park Limited	Accept in Part	3
FS2754.11	2466.2	Remarkables Park Limited	Accept in Part	3
FS2754.12	2466.37	Remarkables Park Limited	Reject	3
FS2754.13	2474.31	Remarkables Park Limited	Accept in Part	7.3.14
FS2754.14	2492.27	Remarkables Park Limited	Reject	5
FS2754.15	2492.52	Remarkables Park Limited	Reject	7.1.6
FS2754.16	2494.48	Remarkables Park Limited	Accept in Part	5.4
FS2754.17	2511.3	Remarkables Park Limited	Accept in Part	3
FS2754.18	2568.1	Remarkables Park Limited	Out of scope	3
FS2754.19	2594.1	Remarkables Park Limited	Reject	3
FS2754.2	2238.10	Remarkables Park Limited	Accept	10
FS2754.20	2594.2	Remarkables Park Limited	Accept in part	2.2
FS2754.21	2594.3	Remarkables Park Limited	Reject	2.2
FS2754.23	2601.7	Remarkables Park Limited	Accept in part	5.2
FS2754.24	2601.9	Remarkables Park Limited	Reject	5.3
FS2754.25	2601.11	Remarkables Park Limited	Accept in Part	5.4
FS2754.26	2601.27	Remarkables Park Limited	Accept in Part	7.3.14
FS2754.3	2238.11	Remarkables Park Limited	Accept	10
FS2754.4	2297.6	Remarkables Park Limited	Accept in Part	3
FS2754.44	2618.10	Remarkables Park Limited	Reject	4
FS2754.45	2618.11	Remarkables Park Limited	Reject	6
FS2754.46	2618.12	Remarkables Park Limited	Accept	6
FS2754.47	2618.13	Remarkables Park Limited	Accept in Part	7.3.12
FS2754.48	2618.14	Remarkables Park Limited	Accept	7.1.6

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2754.5	2329.3	Remarkables Park Limited	Accept	3
FS2754.6	2339.6	Remarkables Park Limited	Accept in part	5
FS2754.7	2465.3	Remarkables Park Limited	Reject	2.2
FS2754.8	2465.6	Remarkables Park Limited	Reject	3
FS2754.9	2465.39	Remarkables Park Limited	Reject	5.1
FS2755.1	2078.1	Queenstown Park Limited	Accept in Part	5
FS2755.10	2466.1	Queenstown Park Limited	Accept in Part	3
FS2755.11	2466.2	Queenstown Park Limited	Accept in Part	3
FS2755.12	2466.37	Queenstown Park Limited	Reject	3
FS2755.13	2474.31	Queenstown Park Limited	Accept in Part	7.3.14
FS2755.14	2492.27	Queenstown Park Limited	Reject	5
FS2755.15	2494.48	Queenstown Park Limited	Accept in Part	5.4
FS2755.16	2511.3	Queenstown Park Limited	Accept in Part	3
FS2755.17	2568.1	Queenstown Park Limited	Out of scope	3
FS2755.18	2594.1	Queenstown Park Limited	Reject	3
FS2755.19	2594.2	Queenstown Park Limited	Accept in part	2.2
FS2755.2	2238.10	Queenstown Park Limited	Accept	10
FS2755.20	2594.3	Queenstown Park Limited	Reject	2.2
FS2755.22	2601.7	Queenstown Park Limited	Accept in part	5.2
FS2755.23	2601.9	Queenstown Park Limited	Reject	5.3
FS2755.24	2601.11	Queenstown Park Limited	Accept in Part	5.4
FS2755.25	2601.27	Queenstown Park Limited	Accept in Part	7.3.14
FS2755.3	2238.11	Queenstown Park Limited	Accept	10
FS2755.4	2297.6	Queenstown Park Limited	Accept in Part	3
FS2755.43	2618.10	Queenstown Park Limited	Reject	4
FS2755.44	2618.11	Queenstown Park Limited	Reject	6
FS2755.45	2618.12	Queenstown Park Limited	Accept	6
FS2755.46	2618.13	Queenstown Park Limited	Accept in Part	7.3.12

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2755.47	2618.14	Queenstown Park Limited	Accept	7.1.6
FS2755.5	2329.3	Queenstown Park Limited	Accept	3
FS2755.6	2339.6	Queenstown Park Limited	Accept in part	5
FS2755.7	2465.3	Queenstown Park Limited	Reject	2.2
FS2755.8	2465.6	Queenstown Park Limited	Reject	3
FS2755.9	2465.39	Queenstown Park Limited	Reject	5.1
FS2759.10	2466.2	Queenstown Airport Corporation	Accept in Part	3
FS2759.11	2494.2	Queenstown Airport Corporation	Accept in Part	2.2
FS2759.12	2581.2	Queenstown Airport Corporation	Accept in Part	2.2
FS2759.13	2492.3	Queenstown Airport Corporation	Reject	3
FS2759.17	2511.4	Queenstown Airport Corporation	Accept in part	5
FS2759.4	2239.2	Queenstown Airport Corporation	Reject	3
FS2760.1	2497.4	Real Journeys Limited	Accept	3
FS2760.129	2594.1	Real Journeys Limited	Reject	3
FS2760.130	2594.2	Real Journeys Limited	Accept in part	2
FS2760.131	2594.3	Real Journeys Limited	Reject	2.2
FS2760.203	2492.3	Real Journeys Limited	Reject	3
FS2760.204	2492.4	Real Journeys Limited	Reject	3
FS2760.225	2492.25	Real Journeys Limited	Accept in part	2.2
FS2760.226	2492.26	Real Journeys Limited	Accept in part	2.2
FS2760.227	2492.27	Real Journeys Limited	Reject	5
FS2760.228	2492.28	Real Journeys Limited	Reject	3
FS2760.229	2492.29	Real Journeys Limited	Reject	2
FS2760.230	2492.30	Real Journeys Limited	Accept in Part	2
FS2760.231	2492.31	Real Journeys Limited	Reject	2.2

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2760.232	2492.32	Real Journeys Limited	Accept in Part	5.1
FS2760.233	2492.33	Real Journeys Limited	Reject	5.2
FS2760.234	2492.34	Real Journeys Limited	Accept	5.1
FS2760.235	2492.35	Real Journeys Limited	Accept in part	5.2
FS2760.236	2492.36	Real Journeys Limited	Accept in Part	5.2
FS2760.237	2492.37	Real Journeys Limited	Reject	5.2
FS2760.238	2492.38	Real Journeys Limited	Accept in Part	5.2
FS2760.239	2492.39	Real Journeys Limited	Accept	5.2
FS2760.240	2492.40	Real Journeys Limited	Reject	5.2
FS2760.241	2492.41	Real Journeys Limited	Reject	5.3
FS2760.242	2492.42	Real Journeys Limited	Accept in Part	5.4
FS2760.243	2492.43	Real Journeys Limited	Accept in part	5.3
FS2760.244	2492.44	Real Journeys Limited	Accept in Part	5.4
FS2760.245	2492.45	Real Journeys Limited	Reject	5.4
FS2760.246	2492.46	Real Journeys Limited	Accept in Part	5.4
FS2760.247	2492.47	Real Journeys Limited	Accept	6.2
FS2760.251	2492.51	Real Journeys Limited	Accept in Part	7.1.5
FS2760.252	2492.52	Real Journeys Limited	Reject	7.1.6
FS2760.253	2492.53	Real Journeys Limited	Accept in Part	7.2.4
FS2760.254	2492.54	Real Journeys Limited	Reject	7.2.5
FS2760.255	2492.55	Real Journeys Limited	Accept	7
FS2760.256	2492.56	Real Journeys Limited	Accept in part	7.3.1
FS2760.257	2492.57	Real Journeys Limited	Accept in part	7.3.2
FS2760.258	2492.58	Real Journeys Limited	Reject	7.3.5
FS2760.259	2492.59	Real Journeys Limited	Accept	7.3.6
FS2760.260	2492.60	Real Journeys Limited	Reject	7.3.8
FS2760.261	2492.61	Real Journeys Limited	Accept	7.3.12
FS2760.262	2492.62	Real Journeys Limited	Accept	7.3.13

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2760.263	2492.63	Real Journeys Limited	Accept in part	7.3.20
FS2760.264	2492.64	Real Journeys Limited	Accept	7.4
FS2760.265	2492.65	Real Journeys Limited	Accept	7.4
FS2760.266	2492.66	Real Journeys Limited	Reject	9
FS2760.267	2492.67	Real Journeys Limited	Accept	10
FS2760.268	2492.68	Real Journeys Limited	Reject	10
FS2760.269	2492.69	Real Journeys Limited	Accept	10
FS2760.270	2492.70	Real Journeys Limited	Reject	10
FS2760.271	2492.71	Real Journeys Limited	Reject	10
FS2760.272	2492.72	Real Journeys Limited	Reject	10
FS2760.273	2492.73	Real Journeys Limited	Accept in Part	10
FS2760.313	2492.113	Real Journeys Limited	Accept in part	5
FS2760.321	2494.1	Real Journeys Limited	Accept in Part	2.2
FS2760.322	2494.2	Real Journeys Limited	Accept in Part	2.2
FS2760.33	2538.32	Real Journeys Limited	Accept	5.1
FS2760.34	2538.33	Real Journeys Limited	Reject	5.1
FS2760.347	2494.29	Real Journeys Limited	Reject	2.2
FS2760.348	2494.30	Real Journeys Limited	Reject	2.2
FS2760.349	2494.31	Real Journeys Limited	Reject	3
FS2760.35	2538.34	Real Journeys Limited	Accept	5.1
FS2760.350	2494.32	Real Journeys Limited	Reject	3
FS2760.351	2494.33	Real Journeys Limited	Accept in part	2
FS2760.352	2494.34	Real Journeys Limited	Accept in Part	2
FS2760.353	2494.35	Real Journeys Limited	Reject	3
FS2760.354	2494.36	Real Journeys Limited	Accept in Part	5.1
FS2760.355	2494.37	Real Journeys Limited	Reject	5.2
FS2760.356	2494.38	Real Journeys Limited	Accept	5.1
FS2760.357	2494.39	Real Journeys Limited	Accept in part	5.2



<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2760.358	2494.40	Real Journeys Limited	Accept in Part	5.2
FS2760.359	2494.41	Real Journeys Limited	Reject	5.2
FS2760.36	2538.35	Real Journeys Limited	Accept t	5.1
FS2760.360	2494.42	Real Journeys Limited	Accept in Part	5.2
FS2760.361	2494.43	Real Journeys Limited	Accept	5.2
FS2760.362	2494.44	Real Journeys Limited	Reject	5.2
FS2760.363	2494.45	Real Journeys Limited	Reject	5.3
FS2760.364	2494.46	Real Journeys Limited	Accept in Part	5.4
FS2760.365	2494.47	Real Journeys Limited	Accept in part	5.3
FS2760.366	2494.48	Real Journeys Limited	Accept in Part	5.4
FS2760.367	2494.49	Real Journeys Limited	Reject	5.4
FS2760.368	2494.50	Real Journeys Limited	Accept in Part	5.4
FS2760.369	2494.51	Real Journeys Limited	Accept	6.2
FS2760.37	2538.36	Real Journeys Limited	Accept	5.1
FS2760.373	2494.55	Real Journeys Limited	Accept in Part	7.1.5
FS2760.374	2494.56	Real Journeys Limited	Accept	7.1.6
FS2760.375	2494.57	Real Journeys Limited	Accept in Part	7.2.4
FS2760.376	2494.58	Real Journeys Limited	Reject	7.2.5
FS2760.377	2494.59	Real Journeys Limited	Accept	7
FS2760.378	2494.60	Real Journeys Limited	Accept in part	7.3.1
FS2760.379	2494.61	Real Journeys Limited	Accept in part	7.3.2
FS2760.38	2538.37	Real Journeys Limited	Accept	5.1
FS2760.380	2494.62	Real Journeys Limited	Reject	7.3.5
FS2760.381	2494.63	Real Journeys Limited	Accept	7.3.6
FS2760.382	2494.64	Real Journeys Limited	Reject	7.3.8
FS2760.383	2494.65	Real Journeys Limited	Accept	7.3.12
FS2760.384	2494.66	Real Journeys Limited	Accept	7.3.13
FS2760.385	2494.67	Real Journeys Limited	Accept in part	7.3.20

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2760.386	2494.68	Real Journeys Limited	Accept	7.4
FS2760.387	2494.69	Real Journeys Limited	Accept	7.4
FS2760.388	2494.70	Real Journeys Limited	Reject	9
FS2760.389	2494.71	Real Journeys Limited	Accept	10
FS2760.39	2538.38	Real Journeys Limited	Accept in Part	5.2
FS2760.390	2494.72	Real Journeys Limited	Reject	10
FS2760.391	2494.73	Real Journeys Limited	Accept	10
FS2760.392	2494.74	Real Journeys Limited	Reject	10
FS2760.393	2494.75	Real Journeys Limited	Reject	10
FS2760.394	2494.76	Real Journeys Limited	Reject	10
FS2760.395	2494.77	Real Journeys Limited	Accept in Part	10
FS2760.40	2538.39	Real Journeys Limited	Accept	5.2
FS2760.41	2538.40	Real Journeys Limited	Accept	5.2
FS2760.42	2538.41	Real Journeys Limited	Accept in Part	5.2
FS2760.43	2538.42	Real Journeys Limited	Accept in Part	5.2
FS2760.44	2538.43	Real Journeys Limited	Accept	5.2
FS2760.45	2538.44	Real Journeys Limited	Accept in Part	5.2
FS2760.452	2494.152	Real Journeys Limited	Accept in part	5
FS2760.459	2453.5	Real Journeys Limited	Reject	5.1
FS2760.46	2538.45	Real Journeys Limited	Accept	5.2
FS2760.461	2468.15	Real Journeys Limited	Accept in part	2
FS2760.463	2462.11	Real Journeys Limited	Accept in part	2
FS2760.466	2465.3	Real Journeys Limited	Reject	2.2
FS2760.467	2465.4	Real Journeys Limited	Accept in Part	10
FS2760.468	2465.5	Real Journeys Limited	Reject	2
FS2760.469	2465.6	Real Journeys Limited	Reject	3
FS2760.47	2538.46	Real Journeys Limited	Accept	5.2
FS2760.470	2465.7	Real Journeys Limited	Accept	5.1

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2760.471	2465.8	Real Journeys Limited	Accept in part	5.1
FS2760.472	2465.9	Real Journeys Limited	Reject	5.2
FS2760.473	2465.10	Real Journeys Limited	Accept in part	5.2
FS2760.474	2465.11	Real Journeys Limited	Reject	5.2
FS2760.475	2465.12	Real Journeys Limited	Reject	5.3
FS2760.476	2465.13	Real Journeys Limited	Accept in part	5.3
FS2760.477	2465.14	Real Journeys Limited	Accept in Part	5.4
FS2760.478	2465.15	Real Journeys Limited	Reject	5.4
FS2760.479	2465.16	Real Journeys Limited	Accept in Part	5.4
FS2760.48	2538.47	Real Journeys Limited	Accept in Part	5.2
FS2760.480	2465.17	Real Journeys Limited	Accept	6.2
FS2760.481	2465.18	Real Journeys Limited	Accept in Part	7.1.5
FS2760.482	2465.19	Real Journeys Limited	Reject	7.1.6
FS2760.483	2465.20	Real Journeys Limited	Accept in Part	7.2.4
FS2760.484	2465.21	Real Journeys Limited	Reject	7.2.5
FS2760.485	2465.22	Real Journeys Limited	Reject	7.2.5
FS2760.486	2465.23	Real Journeys Limited	Reject	7.3.1
FS2760.487	2465.24	Real Journeys Limited	Accept	7.3.2
FS2760.488	2465.25	Real Journeys Limited	Reject	7.3.5
FS2760.489	2465.26	Real Journeys Limited	Accept	7.3.6
FS2760.49	2538.48	Real Journeys Limited	Accept	5.2
FS2760.490	2465.27	Real Journeys Limited	Accept	7.3.8
FS2760.491	2465.28	Real Journeys Limited	Accept	7.3.12
FS2760.492	2465.29	Real Journeys Limited	Accept	7.3.13
FS2760.493	2465.30	Real Journeys Limited	Accept	12
FS2760.494	2465.31	Real Journeys Limited	Accept in Part	7.3.14
FS2760.495	2465.32	Real Journeys Limited	Accept in part	7.3.20
FS2760.496	2465.33	Real Journeys Limited	Accept	7.4

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2760.497	2465.34	Real Journeys Limited	Accept	7.4
FS2760.498	2465.35	Real Journeys Limited	Reject	9
FS2760.499	2465.36	Real Journeys Limited	Accept in Part	10
FS2760.50	2538.49	Real Journeys Limited	Reject	5.2
FS2760.500	2465.37	Real Journeys Limited	Reject	10
FS2760.501	2465.38	Real Journeys Limited	Accept	5
FS2760.502	2465.39	Real Journeys Limited	Reject	5.1
FS2760.503	2465.40	Real Journeys Limited	Reject	5
FS2760.51	2538.50	Real Journeys Limited	Accept	5.3
FS2760.52	2538.51	Real Journeys Limited	Accept	5.3
FS2760.53	2538.52	Real Journeys Limited	Accept	5.3
FS2760.54	2538.53	Real Journeys Limited	Accept	5.4
FS2760.55	2538.54	Real Journeys Limited	Accept in Part	5.4
FS2760.56	2538.55	Real Journeys Limited	Accept	5.4
FS2760.57	2538.56	Real Journeys Limited	Reject	5.4
FS2760.58	2538.57	Real Journeys Limited	Accept	5.4
FS2760.59	2538.58	Real Journeys Limited	Accept	5.4
FS2760.60	2538.59	Real Journeys Limited	Accept	5.4
FS2760.61	2538.60	Real Journeys Limited	Accept	7.1.1
FS2760.62	2538.61	Real Journeys Limited	Accept in Part	7.1.3
FS2760.63	2538.62	Real Journeys Limited	Accept in Part	7.1.4
FS2760.64	2538.63	Real Journeys Limited	Accept in Part	7.1.5
FS2760.65	2538.64	Real Journeys Limited	Accept	7.1.6
FS2760.66	2538.65	Real Journeys Limited	Accept	7.1.7
FS2760.67	2538.66	Real Journeys Limited	Accept	7.2.2
FS2760.68	2538.67	Real Journeys Limited	Accept in Part	7.2.4
FS2760.69	2538.68	Real Journeys Limited	Accept in Part	7.2.5
FS2760.70	2538.69	Real Journeys Limited	Accept in Part	7.2.5

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2760.71	2538.70	Real Journeys Limited	Accept in part	7.3.14
FS2760.72	2538.71	Real Journeys Limited	Accept	7.3.15
FS2760.73	2538.72	Real Journeys Limited	Reject	7.3.16
FS2760.74	2538.73	Real Journeys Limited	Accept	7.3.19
FS2760.75	2538.74	Real Journeys Limited	Accept	7.3.19
FS2760.76	2538.75	Real Journeys Limited	Accept	7.3.21
FS2760.77	2538.76	Real Journeys Limited	Accept	8
FS2760.78	2538.77	Real Journeys Limited	Accept	9
FS2760.79	2538.78	Real Journeys Limited	Accept	9
FS2760.80	2538.79	Real Journeys Limited	Accept in Part	9
FS2760.81	2538.80	Real Journeys Limited	Accept	14
FS2760.82	2538.81	Real Journeys Limited	Accept	14
FS2760.83	2538.82	Real Journeys Limited	Reject	15
FS2760.84	2538.83	Real Journeys Limited	Accept in Part	2.4
FS2760.85	2538.84	Real Journeys Limited	Accept	18.3
FS2760.86	2538.85	Real Journeys Limited	Accept	18.4
FS2764.10	2078.4	Queenstown Central Limited	Accept in Part	12
FS2764.2	2339.5	Queenstown Central Limited	Accept in Part	10
FS2764.3	2518.6	Queenstown Central Limited	Accept in Part	3
FS2764.4	2151.9	Queenstown Central Limited	Accept in Part	7.1.6
FS2764.5	2408.1	Queenstown Central Limited	Reject	7.1.6
FS2764.6	2465.19	Queenstown Central Limited	Reject	7.1.6
FS2764.7	2465.21	Queenstown Central Limited	Accept	7.2.5
FS2764.8	2465.22	Queenstown Central Limited	Accept	7.2.5
FS2764.9	2586.10	Queenstown Central Limited	Accept	7.2.2
FS2772.6	2511.3	R Hadley	Accept in Part	3
FS2772.7	2511.4	R Hadley	Accept in part	5
FS2788.25	2492.34	Henley Downs Land Holdings Ltd	Accept	5.1
FS2788.26	2492.37	Henley Downs Land Holdings Ltd	Reject	5.2

<b>Further Submission Number</b>	<b>Relevant Submission Number</b>	<b>Submitter</b>	<b>Commissioners' Recommendation</b>	<b>Reference in Report</b>
FS2788.27	2465.10	Henley Downs Land Holdings Ltd	Accept in part	5.2
FS2788.28	2465.9	Henley Downs Land Holdings Ltd	Reject	5.2
FS2788.29	2465.13	Henley Downs Land Holdings Ltd	Accept in part	5.3
FS2788.30	2465.15	Henley Downs Land Holdings Ltd	Reject	5.4
FS2788.31	2465.19	Henley Downs Land Holdings Ltd	Reject	7.1.6
FS2788.32	2465.20	Henley Downs Land Holdings Ltd	Accept in Part	7.2.4
FS2788.33	2465.21	Henley Downs Land Holdings Ltd	Reject	7.2.5
FS2788.34	2465.22	Henley Downs Land Holdings Ltd	Reject	7.2.5
FS2788.35	2586.10	Henley Downs Land Holdings Ltd	Accept	7.2.2
FS2788.36	2586.11	Henley Downs Land Holdings Ltd	Reject	7.2.3
FS2788.37	2586.12	Henley Downs Land Holdings Ltd	Accept	7.2.4
FS2789.14	2492.3	Soho Ski Area Ltd and Blackmans Creek No.1 LP	Reject	3
FS2789.15	2492.4	Soho Ski Area Ltd and Blackmans Creek No.1 LP	Reject	3
FS2790.14	2492.3	Treble Cone Investments Ltd	Reject	3
FS2790.15	2492.4	Treble Cone Investments Ltd	Reject	3
FS2799.13	2448.14	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Reject	5.2
FS2799.14	2538.49	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Reject	5.2
FS2799.15	2538.59	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Reject	5.4
FS2799.16	2466.1	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept	3
FS2800.62	2462.11	Cardrona Alpine Resort Limited	Accept in part	2

# 29 Transport

## 29.1 Purpose

The purpose of this chapter is to manage works within the road, manage the development of transport infrastructure both on and off roads, and to require that land-use activities are undertaken in a manner that maintains the safety and efficiency of the transport network as a whole and contributes positively to improving the public and active transport networks.

A well-managed transport network needs to be safe and efficient and provide for all modes of transport. As a result, it will facilitate compact and efficient land-use, which will contribute positively to limit increases in the use of fossil fuels and greenhouse gas emissions.

Chapter 29 is limited to the management of land and water based transport and does not contain provisions relating to air transport. Provisions relating to air transport are located primarily in Chapter 17 (Airport Zone), along with Chapters 2 (Definitions), 21 (Rural Zone), 22 (Rural Living), 24 (Wakatipu Basin), 35 (Temporary Activities), 37 (designations), and 41 (Jacks Point).

## 29.2 Objectives and Policies

### 29.2.1 Objective - An integrated, safe, and efficient transport network that:

- a. provides for all transport modes and the transportation of freight;
- b. provides for future growth needs and facilitates continued economic development;
- c. reduces dependency on private motor vehicles and promotes the use of shared, public, and active transport;
- d. contributes towards addressing the effects on climate change;
- e. reduces the dominance and congestion of vehicles, particularly in the Town Centre zones; and
- f. Enables the significant benefits arising from public walking and cycling trails.

### Policies

29.2.1.1 Require that transport networks including active transport networks, are well-connected and specifically designed to:

- a. enable an efficient public transport system;
- b. reduce travel distances and improve safety and convenience through discouraging single connection streets; and
- c. provide safe, attractive, and practical walking and cycling routes between and within residential areas, public facilities and amenities, and employment centres, and to existing and planned public transport.

29.2.1.2 Recognise the importance of expanded public water ferry services as a key part of the transport network and enable this by providing for park and ride, public transport facilities, and the operation of public water ferry services.

29.2.1.3 Provide a roading network within and at the edge of the Town Centre zones that supports these zones becoming safe, high quality pedestrian dominant places and enable the function of such roads to change over time.

- 29.2.1.4 Acknowledge the potential need to establish new public transport corridors ~~off~~ beyond existing roads in the future, particularly between Frankton and the Queenstown Town Centre.
- 29.2.1.5 Enable and encourage the provision of electric vehicle (EV) charging points/ parking spaces within non-accessory parking, within roads where appropriate, as part of Park and Ride, and in association with accessory parking related to High Traffic Generating Activities.
- 29.2.1.6 Facilitate private coach transport as a form of large scale shared transport, through enabling the establishment of off-site or non-accessory coach parking in specified zones and by allowing visitor accommodation activity to provide coach parking off-site.

**Advice note:** the policies under Objectives 29.2.2; 29.2.3, and 29.2.4 also contribute to this Objective 29.2.1.

**29.2.2 Objective - Parking, loading, access, and onsite maneuvering that are consistent with the character, scale, intensity, and location of the zone and contributes toward:**

- a. **providing a safe and efficient transport network;**
- b. **compact urban growth;**
- c. **economic development;**
- d. **facilitating an increase in walking and cycling and the use of public transport; and**
- e. **achieving the level of residential amenity and quality of urban design anticipated in the zone.**

**Policies**

- 29.2.2.1 Manage the number, pricing, location, type, and design of parking spaces, queuing space, access, and loading space in a manner that:
  - a. is safe and efficient for all transport modes and users, including those with restricted mobility, and particularly in relation to facilities such as hospitals, educational facilities, and day care facilities;
  - b. is compatible with the classification of the road by:
    - (i) ensuring that accesses and new intersections are appropriately located and designed and do not discourage walking and cycling or result in unsafe conditions for pedestrians or cyclists;
    - (ii) avoiding heavy vehicles reversing off or onto any roads; and
    - (iii) ensuring that sufficient manoeuvring space, or an alternative solution such as a turntable or car stacker, is provided to avoid reversing on or off roads in situations where it will compromise the effective, efficient, and safe operation of roads.
  - c. contributes to an increased uptake in public transport, cycling, and walking in locations where such alternative travel modes either exist; are identified on any Council active transport network plan or public transport network plan; or are proposed as part of the subdivision, use, or development;
  - d. provides sufficient parking spaces to meet demand in areas that are not well connected by public or active transport networks and are not identified on any Council active or public transport network plans;
  - e. provides sufficient onsite loading space to minimise congestion and adverse visual amenity effects that arise from unmanaged parking and loading on road reserves and other public land;
  - f. is compatible with the character and amenity of the surrounding environment, noting that exceptions to the design standards may be acceptable in special character areas and historic management areas;



- g. avoids or mitigates adverse effects on the amenity of the streetscape and adjoining sites; and
  - h. provides adequate vehicle access width and manoeuvring for all emergency vehicles.
- 29.2.2.2 Discourage accessory parking in the Town Centre zones in order to support the growth, intensification, and improved pedestrian amenity of these zones.
- 29.2.2.3 Require that a lower amount of accessory parking be provided for residential flats district wide, and for residential and visitor accommodation activity in the Town Centre, Local Shopping Centre, Business Mixed Use, High Density Residential, and Medium Density Residential zones and in the Jacks Point Village Area of the Jacks Point Zone compared to other zones in order to:
- a. support intensification and increased walking, cycling, and public transport use, and
  - b. in recognition of the land values, high pedestrian flows, amenity, accessibility, and existing and anticipated density of these zones.
- 29.2.2.4 Enable some of the parking required for residential and visitor accommodation activities and for residential and visitor accommodation activities in the Business Mixed Use Zone to be provided off-site provided it is located in close proximity to the residential or visitor accommodation activity it is associated with and is secured through legal agreements.
- 29.2.2.5 Enable a reduction in the minimum number of car parking spaces required only where:
- a. There will be positive or only minor adverse effects on the function of the surrounding transport network and amenity of the surrounding environment; and/ or
  - b. there is good accessibility by active and/or public transport and the activity is designed to encourage public and/or active transport use and projected demand can be demonstrated to be lower than the minimum required by the rules ; and/ or
  - c. the characteristics of the activity or the site justify less parking and projected demand can be demonstrated to be lower than the minimum required by the rules and/ or
  - d. there is an ability for shared or reciprocal parking arrangements to meet on-site car parking demands at all times and demand can be demonstrated to be lower than the minimum required by the rules.
- 29.2.2.6 Provide for non-accessory parking, excluding off-site parking, only where:
- a. the amount, location, design, and type of parking will consolidate and rationalise the provision of parking for a particular locality and result in more efficient land-use or better enable the planned growth and intensification enabled by the zone; and
  - b. there is an existing or projected undersupply of parking to service the locality and providing additional parking and the pricing of that parking will not undermine the success of public transport systems or discourage people from walking or cycling
- 29.2.2.7 Discourage non-accessory parking and off-site and non-accessory coach parking in the Queenstown, Arrowtown, and Wanaka Town Centre zones other than on sites at the edge of the zone.
- 29.2.2.8 Require Park and Ride and public transport facilities to be located and designed in a manner that:
- a. is convenient to users;
  - b. is well connected to public and active transport networks;
  - c. improves the operational efficiency of the existing and future public transport network; and
  - d. extends the catchment of public transport users.

- e. makes it accessible and safe for users, including pedestrians and cyclists within and beyond the facility;
- f. provides an integrated and attractive interface between the facility and adjacent streets and public open spaces;
- g. mitigates effects on the residential amenity of adjoining properties, including effects from noise, vehicle emissions, and visual effects; and
- h. minimises adverse effects on the operation of the transport network.

29.2.2.9 Non-accessory parking and off-site parking facilities are to be designed, managed, and operated in a manner that:

- a. makes it accessible and safe for users, including pedestrians and cyclists within and beyond the facility;
- b. provides an integrated and attractive interface between the facility and adjacent streets and public open spaces;
- c. mitigates effects on the residential amenity of adjoining properties, including effects from noise, vehicle emissions, and visual effects; and
- d. minimises adverse effects on the operation of the transport network.

29.2.2.10 Prioritise pedestrian movement, safety, and amenity in the Town Centre zones, particularly along the main pedestrian streets, by discouraging the provision of off-street parking other than on the edge of the zones and discouraging the provision of on-site loading along these streets.

29.2.2.11 Mitigate the effects on safety and efficiency arising from the location, number, width, and design of vehicle crossings and accesses, particularly in close proximity to intersections and adjoining the State Highway, while not unreasonably preventing development and intensification.

**29.2.3 Objective - Roads that facilitate continued growth, are safe and efficient for all users and modes of transport and are compatible with the level of amenity anticipated in the adjoining zones.**

**Policies**

29.2.3.1 Establish design standards for roads and accesses, including those in Table 3.2 of the QLDC Land Development and Subdivision Code of Practice (2018), and require adherence to those standards unless it can be demonstrated that the effects of the proposed design on the active and public transport networks, amenity values, urban design, landscape values, and the efficiency and safety of the roading network are no more than minor.

29.2.3.2 Enable transport infrastructure to be constructed, maintained, and repaired within roads in a safe and timely manner while:

- a. mitigating adverse effects on the streetscape and amenity of adjoining properties resulting from earthworks, vibration, construction noise, utilities, and any substantial building within the road;
- b. enabling transport infrastructure to be designed in a manner that reflects the identity of special character areas and historic management areas and avoids, remedies, or mitigates any adverse effects on listed heritage items or protected trees; and
- c. requiring transport infrastructure to be undertaken in a manner that avoids or mitigates effects on landscape values.

29.2.3.3 Ensure new roads are designed, located, and constructed in a manner that:

- a. provides for the needs of all modes of transport in accordance with the Council's active transport network plan and public transport network plan and for the range of road users that are expected to use the road, based on its classification;
  - b. provides connections to existing and future roads and active transport network;
  - c. avoids, remedies, or mitigates effects on listed heritage buildings, structures and features, or protected trees and reflects the identity of any adjoining special character areas and historic management areas;
  - d. avoids, remedies, or mitigates adverse effects on Outstanding Natural Landscapes and Outstanding Natural Features and on landscape values in other parts of the District; and
  - e. provides sufficient space and facilities to promote safe walking, cycling, and public transport within the road to the extent that it is relevant given the location and design function of the road.
- 29.2.3.4 Provide for services and new linear network utilities to be located within road corridors and, where practicable, within the road reserve adjacent to the carriageway in a manner consistent with the provisions of Chapter 30.
- 29.2.3.5 Allocate space within the road corridor and at intersections for different modes of transport and other uses such as on-street parking in a manner that reflects the road classification, makes the most efficient use of the road corridor, and contributes to the implementation of council's active and public transport network plans.
- 29.2.3.6 Enable public amenities within the road in recognition that the road provides an important and valuable public open space for the community which, when well designed, encourages human interaction and enriches the social and cultural wellbeing of the community.
- 29.2.3.7 Encourage the incorporation of trees and vegetation within new roads and as part of roading improvements, subject to road safety and operational requirements and maintaining important views of the landscape from roads.
- 29.2.4 Objective - An integrated approach to managing subdivision, land use, and the transport network in a manner that:**
- a. **supports improvements to active and public transport networks;**
  - b. **promotes an increase in the use of active and public transport networks and shared transport;**
  - c. **reduces traffic generation; and**
  - d. **manages the effects of the transport network on adjoining land uses and the effects of adjoining land-uses on the transport network.**

#### **Policies**

- 29.2.4.1 That vehicle storage and parking in association with commercial activities and home occupations in residential zones be restricted to prevent adverse effects on residential amenity or the safety of the transport network. This includes the storage of business-related vehicles and rental vehicles and other vehicles being parked on streets adjoining the residential zones when not in use.
- 29.2.4.2 Ensure that commercial and industrial activities that are known to require storage space for large numbers of vehicles provide adequate vehicle parking either onsite or in an offsite carpark and do not store vehicles on roads.
- 29.2.4.3 Promote the uptake of public and active transport by requiring that specific large scale commercial, health, community, and educational activities provide bicycle parking, showers, and changing facilities/ lockers while acknowledging that such provision may be unnecessary in some instances due to the specific nature or location of the activity.

- 29.2.4.4 Avoid or mitigate the adverse effects of high traffic generating activities on the transport network and the amenity of the environment by taking into account the location and design of the activity and the effectiveness of the methods proposed to limit increases in traffic generation and to encourage people to walk, cycle, or travel by public transport.
- 29.2.4.5 Encourage compact urban growth through reduced parking requirements in the most accessible parts of the District.
- 29.2.4.6 Ensure that the nature and scale of activities alongside roads is compatible with the road's District Plan classification, while acknowledging that where this classification is no longer valid due to growth and land-use changes, it may be appropriate to consider the proposed activity and its access against more current traffic volume data.
- 29.2.4.7 Control the number, location, and design of additional accesses onto the State Highway and arterial roads.
- 29.2.4.8 Require any large scale public transport facility or Park and Ride to be located, designed, and operated in a manner that mitigates adverse effects on the locality and, in particular, on the amenity of adjoining properties, while recognising that they are an important part of establishing an effective transport network.
- 29.2.4.9 Ensure the location, design, and layout of access, manoeuvring, car parking spaces and loading spaces of vehicle-orientated commercial activities, such as service stations and rural selling places, avoids or mitigates adverse effects on the safety and efficiency of the adjoining road(s) and provides for the safe movement of pedestrians within and beyond the site, taking into account:
- The relative proximity of other accesses or road intersections and the potential for cumulative adverse effects; and
  - The ability to mitigate any potential adverse effect of the access on the safe and efficient functioning of the transport network.

## 29.3 Other Provisions and Rules

### 29.3.1 District Wide

Attention is drawn to the following District Wide chapters.

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

### 29.3.2 Interpreting and Applying the Rules

- 29.3.2.1 Any land vested in the Council or the Crown as road, shall be deemed to be a "road" from the date of vesting or dedication in and subject to all the provisions that apply to roads, as outlined in Table 29.2 and

- a. At the time the land is vested or dedicated as road, the land shall no longer be subject to any zone provisions, including sub-zone provisions; and
- b. The following overlays and identified features shown on the planning maps continue to have effect from the time the land is vested or dedicated as road
  - (i) The Special Character Area;
  - (ii) The Outstanding Natural Landscape, Outstanding Natural Feature, and Rural Landscape classifications;
  - (iii) Significant Natural Area;
  - (iv) Protected trees; and
  - (v) Listed heritage buildings, structures, and features.
- c. all rules in the district wide chapters that refer specifically to 'roads' take effect from the time the land is vested or dedicated as road; and
- d. all district-wide provisions that are not zone specific but, rather, apply to all land within the district, shall continue to have effect from the time the land is vested or dedicated as road.

29.3.2.2 At the time a road is lawfully stopped under any enactment, the land shall no longer be subject to the provisions that apply to roads (Table 29.2 and Table 29.4) and the provisions from the adjoining zone (as shown on the Planning Maps) apply from the date of the stopping. Where there are two different zones adjoining either side of the road, the adjacent zone extends to the centre line of the former road.

29.3.2.3 The dimensions of a B99 design vehicle and a B85 design vehicle are as set out in Diagram 1 of Schedule 29.2.

29.3.2.4 Activities on zoned land are also subject to the zone-specific provisions. The provisions relating to activities outside of roads in this chapter apply in addition to those zone-specific provisions, except that the rules in Table 29.1 take precedence over those zone rules which make activities which are not listed in the zone rules a non-complying or discretionary activity.

### **29.3.3 Advice Notes - General**

29.3.3.1 The following documents are incorporated in this chapter via reference:

- a. Section 3 and Appendices E and F of the Queenstown Lakes District Council Land Development and Subdivision Code of Practice (2015); and
- b. Queenstown Lakes District Council Southern Light Part One - A Lighting Strategy (March 2017) and Queenstown Lakes District Council Southern Light Part Two – Technical Specifications (March 2017).

29.3.3.2 The roads shown on the planning maps will not necessarily be accurate at any point in time as the vesting, forming, and stopping of roads is an ongoing process.

29.3.3.3 The purpose of the road classification maps in Schedule 29.1 is to assist in interpreting those provisions contained in this chapter that specifically relate to collector, arterial, and local roads. They are not for the purpose of determining whether certain land is a road or not.

## **29.4 Rules – Activities**

	<b>Table 29.1 – Transport related activities outside a road</b>	<b>Activity Status</b>
<b>29.4.1</b>	Activities that are listed in this Table as permitted (P) and comply with all relevant standards in Table 29.3 in this Chapter.	P
<b>29.4.2</b>	Transport activities that are not listed in this Table.	P
<b>29.4.3</b>	<b>Parking</b> for activities listed in Table 29.4, other than where listed elsewhere in this table.	P
<b>29.4.4</b>	<b>Loading spaces, set down spaces, manoeuvring (including the installation of vehicle turntables), and access</b>	P
<b>29.4.5</b>	<b>Bus shelters, bicycle parking, and development of the active transport network</b>	P
<b>29.4.6</b>	<p><b>Off-site and non-accessory parking used exclusively for the parking of coaches and buses in the Business Mixed Use Zone and Local Shopping Centre Zone</b></p> <p>Control is reserved over:</p> <ol style="list-style-type: none"> <li>Design, external appearance, and landscaping and the resultant potential effects on visual amenity and the quality of the streetscape;</li> <li>Effects on the amenity of adjoining sites' compatibility with surrounding activities;</li> <li>The size and layout of parking spaces and associated manoeuvring areas</li> </ol>	<u>C</u>
<b>29.4.7</b>	<p><b>Off-site parking areas in the Business Mixed Use Zone and Local Shopping Centre Zone, excluding off-site parking used exclusively for the parking of coaches and buses</b></p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>Design, external appearance, and landscaping and the resultant potential effects on visual amenity and the quality of the streetscape.</li> <li>Effects on the amenity of adjoining sites' compatibility with surrounding activities.</li> </ol> <p><b>Advice Note:</b></p> <p>This rule applies to the establishment of new parking areas for the express purpose of providing required parking spaces for specific land-uses, which are located on a different site to the car parking area. It does not apply to instances where a land-use consent seeks to lease or otherwise secure offsite parking spaces within an existing parking area.</p>	RD

	<b>Table 29.1 – Transport related activities outside a road</b>	<b>Activity Status</b>
<b>29.4.8</b>	<p><b>Non-accessory parking, excluding:</b></p> <ul style="list-style-type: none"> <li>- off-site parking in the Business Mixed Use Zone and Local Shopping Centre Zone;</li> <li>- non-accessory parking used exclusively for the parking of coaches and buses in the Business Mixed Use Zone and Local Shopping Centre Zone; and</li> <li>- off-site parking associated with activities located within Ski Area Sub-Zones.</li> </ul> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. Effects on the transport network, including the pedestrian and cycling environment and effects on the feasibility of public transport;</li> <li>b. Effects on land use efficiency and the quality of urban design;</li> <li>c. Location, design and external appearance and effects on visual amenity, the quality of the streetscape and pedestrian environment;</li> <li>d. Effects on safety for its users and the employment of CPTED principles in the design;</li> <li>e. Compatibility with surrounding activities and effects on the amenity of adjoining sites; and</li> <li>f. The provision of electric vehicle charging points/ parking spaces.</li> </ul>	RD
<b>29.4.9</b>	<p><b>Park and Ride and public transport facilities</b></p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. Effects on the transport network, including the pedestrian and cycling environment and effects on the feasibility of public transport;</li> <li>b. Location, design and external appearance and effects on visual amenity and the quality of the streetscape;</li> <li>c. Compatibility with surrounding activities and effects on the amenity of adjoining sites, including consideration of nuisance effects such as noise;</li> <li>d. Effects on the safety of its users and employment of CPTED principles in the design;</li> <li>e. Compatibility with surrounding activities; and</li> <li>f. The provision of electric vehicle charging points/ parking spaces.</li> </ul>	RD
<b>29.4.10</b>	<p><b>Rental vehicle businesses in those zones where commercial activities are permitted</b></p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. Effects on the safety and efficiency of the transport network, resulting from rental vehicles being parked on roads and other public land when not in use;</li> <li>b. Effects on amenity from rental vehicles being parked on roads and other public land when not in use; and</li> <li>c. The amount, location, and management of the vehicle parking/ storage proposed, including the location, accessibility, and legal agreements where parking is not proposed on the same site as the office and reception area.</li> </ul>	RD

	<b>Table 29.1 – Transport related activities outside a road</b>	<b>Activity Status</b>
<b>29.4.11</b>	<p><b>High Traffic Generating Activities</b></p> <p>Any new land-use or subdivision activity, including changes in use that exceeds the traffic generation standards or thresholds set out in Table 29.5.</p> <p>Discretion is restricted to effects on the transport network.</p>	RD
<b>29.4.12</b>	Parking for any activity not listed in Table 29.4 and the activity is not a permitted or controlled activity within the zone in which it is located.	D

	<b>Table 29.2 - Activities within a road</b>	<b>Activity Status</b>
<b>29.4.13</b>	<b>Activities that are not listed in this Table.</b>	D
<b>29.4.14</b>	<p><b>Construction of new transport infrastructure and the operation, use, maintenance, and repair of existing transport infrastructure.</b></p> <p>Advice Note: There are other activities related to the transport function of the road such as signs, utilities, and temporary activities that are also permitted through other district-wide chapters but are not included in the definition of transport infrastructure. pp</p>	P
<b>29.4.15</b>	<b>Public amenities</b>	P
<b>29.4.16</b>	<p><b>Any veranda, balcony, or floor area of a building overhanging a road, where the building is a controlled activity in the adjoining zone.</b></p> <p>For the purpose of this rule, where the road adjoins two different zones, the provisions of the adjoining zone only apply up to the centreline of the road in that location.</p> <p>Control is restricted to those matters listed for buildings in the adjoining zone and:</p> <ol style="list-style-type: none"> <li>a. effects on traffic safety;</li> <li>b. effects on the kerbside movement of high-sided vehicles; and</li> <li>c. effects on the active transport network.</li> </ol>	C
<b>29.4.17</b>	<p><b>Any veranda, balcony, or floor area of a building overhanging a road, where the building is a restricted discretionary activity in the adjoining zone.</b></p> <p>For the purpose of this rule, where the road adjoins two different zones, the provisions of the adjoining zone only apply up to the centreline of the road in that location.</p> <p>Discretion is restricted to those matters listed for buildings in the adjoining zone and:</p> <ol style="list-style-type: none"> <li>a. effects on traffic safety;</li> <li>b. effects on the kerbside movement of high-sided vehicles; and</li> <li>c. effects on the active transport network.</li> </ol>	RD
<b>29.4.18</b>	<p><b>Construction of any unformed road into a formed road for the purpose of vehicular access.</b></p> <p>Discretion is restricted to:</p>	RD



	<ul style="list-style-type: none"> <li>a. The safety and functionality of the road design, including the safety of intersections with existing roads;</li> <li>b. Ongoing maintenance costs of the road design;</li> <li>c. Effects on the environment and/ or character of the surrounding area (including effects from dust, noise and vibration and effects on visual amenity); and</li> <li>d. Effects on the ability to continue to provide safe access for other current and potential users of the unformed legal road, including pedestrians and cyclists.</li> </ul>	
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## 29.5 Rules - Standards for activities outside roads

	<b>Table 29.3 - Standards for activities outside roads</b>	<b>Non-compliance status</b>
	<b>PARKING AND LOADING</b>	
<b>29.5.1</b>	<p><b>Minimum Parking Requirements</b></p> <p>The number of parking spaces (other than cycle parking) shall be provided in accordance with the minimum parking requirements specified in Table 29.4, except that where consent is required for a High Traffic Generating Activity pursuant to Rule 29.4.11 no minimum parking is required.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. The number of parking spaces provided.</li> <li>b. The allocation of parks to staff/ guests and residents/ visitors.</li> </ul>
<b>29.5.2</b>	<p><b>Location and Availability of Parking Spaces</b></p> <ul style="list-style-type: none"> <li>a. Any parking space required by Table 29.4 or loading space shall be available for staff and visitors during the hours of operation and any staff parking required by this rule shall be marked as such.</li> <li>b. No parking space required by Table 29.4 shall be located on any access or outdoor living space required by the District Plan, such that each parking space required by Table 29.5 shall have unobstructed vehicular access to a road or service lane, except where tandem parking is specifically provided for by Rule 29.5.8.</li> <li>c. Parking spaces and loading spaces may be served by a common manoeuvring area (which may include the installation of vehicle turntables), which shall remain unobstructed.</li> <li>d. The following activities may provide some or all of the parking spaces required by Table 29.4 off-site (on a different site to that which the land-use activity is located on),</li> </ul>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. The long term availability of parking spaces for staff and visitors.</li> <li>b. The location of parking spaces and manoeuvring areas within a site.</li> <li>c. The proportion of spaces proposed off-site in zones other than the High Density Residential Zone, Medium Density Residential Zone,</li> </ul>

	<b>Table 29.3 - Standards for activities outside roads</b>	<b>Non-compliance status</b>
	<ul style="list-style-type: none"> <li>(i) Residential units and visitor accommodation units or activities in any High Density Residential Zone, Medium Density Residential Zone, or Business Mixed Use Zone is located within 800m of an established public transport facility or a public transport facility identified on any Council Active Transport Network Plan may provide, all of the car parking required off-site.</li> <li>(ii) some or all coach parking required by Table 29.4 in relation to visitor accommodation activity may be provided off-site.</li> <li>(iii) all other residential activity and visitor accommodation activity not captured by 29.5.2(d)(i) may provide up to one-third of the parking spaces required by Table 29.4 off-site.</li> <li>(iv) all activities other than residential and visitor accommodation activity in the Business Mixed Use Zone may provide all of the car parking required off-site.</li> <li>(v) off-site parking spaces provided in accordance with the above rules 29.5.2(d)(i)-(iv) must be: <ul style="list-style-type: none"> <li>i. dedicated to the units or rooms or floor space within the development; and</li> <li>ii. located so that all the “off-site” car parking spaces allocated to the development are within an 800m walking distance of the boundary of the development. This does not apply to coach parking;</li> <li>iii. not located on a private road or public road; and</li> <li>iv. secured by a legally binding agreement attached to the relevant land titles that guarantees the continued availability of the parking for the units the off-site parking is intended to serve.</li> </ul> </li> </ul>	<p>or Business Mixed Use Zone.</p> <p>d. The location, accessibility, and legal agreements proposed.</p>
<b>29.5.3</b>	<p><b>Size of Parking Spaces and layout</b></p> <p>a. All required parking spaces and associated manoeuvring areas are to be designed and laid out in accordance with the Car Parking Layout requirements of Table 29.6, Table 29.7, and Diagram 3 (car space layouts) of Schedule 29.2.</p> <p>This standard does not apply to parking, loading and associated access areas for Ski Area Activities in the Ski Area Subzone.</p> <p>b. The installation of a vehicle turntable for residential units and residential flats is an acceptable alternative to achieve the required turning manoeuvres of the swept path Diagram 4.</p> <p><b>Advice note:</b> Refer to Rule 29.5.8 for additional design requirements of residential parking spaces.</p>	<p>RD</p> <p>Discretion is restricted to the size and layout of parking spaces and associated manoeuvring areas.</p>

	<b>Table 29.3 - Standards for activities outside roads</b>	<b>Non-compliance status</b>								
<b>29.5.4</b>	<p><b>Gradient of Parking Spaces and Parking Areas</b></p> <p>Parking spaces and parking areas shall have a gradient of no more than 1 in 20 in any one direction.</p>	<p>RD</p> <p>Discretion is restricted to the gradient of the parking space and parking area.</p>								
<b>29.5.5</b>	<p><b>Mobility Parking spaces</b></p> <p>a. Other than in relation to residential units and visitor accommodation with less than 6 guests, wherever an activity requires parking to be provided, mobility parking spaces shall be provided in accordance with the following minimum standards:</p> <table border="1" data-bbox="411 763 1099 1088"> <thead> <tr> <th><b>Total number of parks to be provided by the activity or activities on the site</b></th> <th><b>Minimum number of mobility parking spaces required</b></th> </tr> </thead> <tbody> <tr> <td>1 to 10 spaces:</td> <td>1 space</td> </tr> <tr> <td>11 to 100 spaces:</td> <td>2 spaces</td> </tr> <tr> <td>More than 100 spaces</td> <td>2 spaces plus 1 space for every additional 50 parking spaces provided</td> </tr> </tbody> </table> <p>b. Mobility parking spaces shall be:</p> <ul style="list-style-type: none"> <li>(i) on a level surface;</li> <li>(ii) clearly signposted;</li> <li>(iii) located on the same site as the activity;</li> <li>(iv) be as close as practicable to the building entrance; and</li> <li>(v) be accessible to the building via routes that give direct access from the car park to the building.</li> </ul>	<b>Total number of parks to be provided by the activity or activities on the site</b>	<b>Minimum number of mobility parking spaces required</b>	1 to 10 spaces:	1 space	11 to 100 spaces:	2 spaces	More than 100 spaces	2 spaces plus 1 space for every additional 50 parking spaces provided	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. The number, location, and design of mobility parking spaces, including the accessibility of the spaces to the building(s); and</li> <li>b. Effectiveness of the associated signage.</li> </ul>
<b>Total number of parks to be provided by the activity or activities on the site</b>	<b>Minimum number of mobility parking spaces required</b>									
1 to 10 spaces:	1 space									
11 to 100 spaces:	2 spaces									
More than 100 spaces	2 spaces plus 1 space for every additional 50 parking spaces provided									
<b>29.5.6</b>	<p><b>Drop off/ pick up (set down) areas in all zones except in the Queenstown Town Centre Zone, the Wanaka Town Centre Zone, and the Arrowtown Town Centre Zone</b></p> <p>a. All day care facilities, educational activities, and healthcare facilities must provide drop off/ pick up (set down) areas to allow vehicles to drop off and pick up children, students, elderly persons, or patients in accordance with the following standards:</p>	<p>RD</p> <p>Discretion is restricted to effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment.</p>								

	<b>Table 29.3 - Standards for activities outside roads</b>	<b>Non-compliance status</b>								
	<table border="1" data-bbox="360 367 1102 936"> <tr> <td data-bbox="360 367 687 501">(i) A day care facility designed to cater for six or more children/ persons</td> <td data-bbox="687 367 1102 501">1 drop-off/ pick up car space per 5 persons that the facility is designed to cater for (excluding staff).</td> </tr> <tr> <td data-bbox="360 501 687 696">(ii) A primary or intermediate school</td> <td data-bbox="687 501 1102 696">1 drop-off/ pick up space per 50 students that the school is designed to cater for and 1 bus space per 200 students where school bus services are provided.</td> </tr> <tr> <td data-bbox="360 696 687 860">(iii) A secondary school</td> <td data-bbox="687 696 1102 860">1 drop-off/ pick up space per 100 students that the school is designed to cater for and 1 bus space per 200 students where school bus services are provided</td> </tr> <tr> <td data-bbox="360 860 687 936">(iv) A health care facility or hospital</td> <td data-bbox="687 860 1102 936">1 drop-off/ pick up space per 10 professional staff</td> </tr> </table> <p data-bbox="360 981 1126 1189">b. In calculating the total number of drop-off/ pick up car spaces required, where the required amount results in a fraction of a space less than 0.5 it shall be disregarded and where the fraction is 0.5 or higher, then the requirement shall be rounded up to the next highest whole number and where there are two activities on one site (such as healthcare and day care) the total required shall be combined prior to rounding.</p>	(i) A day care facility designed to cater for six or more children/ persons	1 drop-off/ pick up car space per 5 persons that the facility is designed to cater for (excluding staff).	(ii) A primary or intermediate school	1 drop-off/ pick up space per 50 students that the school is designed to cater for and 1 bus space per 200 students where school bus services are provided.	(iii) A secondary school	1 drop-off/ pick up space per 100 students that the school is designed to cater for and 1 bus space per 200 students where school bus services are provided	(iv) A health care facility or hospital	1 drop-off/ pick up space per 10 professional staff	
(i) A day care facility designed to cater for six or more children/ persons	1 drop-off/ pick up car space per 5 persons that the facility is designed to cater for (excluding staff).									
(ii) A primary or intermediate school	1 drop-off/ pick up space per 50 students that the school is designed to cater for and 1 bus space per 200 students where school bus services are provided.									
(iii) A secondary school	1 drop-off/ pick up space per 100 students that the school is designed to cater for and 1 bus space per 200 students where school bus services are provided									
(iv) A health care facility or hospital	1 drop-off/ pick up space per 10 professional staff									
29.5.7	<p data-bbox="347 1290 1126 1350"><b>Reverse manoeuvring for any day care facility, educational facility, or healthcare facility</b></p> <p data-bbox="352 1361 1126 1485">a. Where on-site manoeuvring area or drop off/ pick up (set down) areas are required, these shall be located and designed to ensure that no vehicle is required to reverse onto or off any road.</p> <p data-bbox="347 1514 855 1543"><b>Reverse Manoeuvring of heavy vehicles</b></p> <p data-bbox="352 1554 1126 1704">b. Where heavy vehicle parking spaces, on-site manoeuvring, and loading areas are required, these shall be designed and located to ensure that no heavy vehicle is required to reverse manoeuvre from (or onto) any site or service lane onto (or from) any road.</p> <p data-bbox="352 1733 1126 1856">c. Where a service lane does not meet the definition of a 'road', a heavy vehicle can reverse onto (or from) a site from (or onto) a service lane but this does not enable a heavy vehicle to then reverse from that service lane onto a road.</p> <p data-bbox="347 1886 1126 1946"><b>Reverse Manoeuvring, other than where regulated by 29.5.7a to 29.5.7c above</b></p>	<p data-bbox="1262 1290 1302 1319">RD</p> <p data-bbox="1150 1330 1302 1391">Discretion is restricted to:</p> <p data-bbox="1150 1402 1406 1704">a. Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment.</p> <p data-bbox="1150 1715 1406 1928">b. The design and location of required parking spaces, loading spaces, and on-site manoeuvring areas.</p>								

	<b>Table 29.3 - Standards for activities outside roads</b>	<b>Non-compliance status</b>
	<p>d. On-site manoeuvring shall be provided to ensure that no vehicle is required to reverse onto or off any State Highway or arterial road.</p> <p>e. On-site manoeuvring shall be provided for a B85 vehicle to ensure that no such vehicle is required to reverse either onto or off any collector road where:</p> <ul style="list-style-type: none"> <li>(i) the frontage road speed limit is 80km/h or greater, or</li> <li>(ii) six or more parking spaces are to be serviced by a single accessway; or</li> <li>(iii) three or more residential units share a single accessway; or</li> <li>(iv) the activity is on a rear site.</li> </ul> <p>f. On-site manoeuvring shall be provided for a B85 vehicle to ensure that no such vehicle is required to reverse either onto or off any local road where:</p> <ul style="list-style-type: none"> <li>(i) ten or more parking spaces are to be serviced by a single accessway, or</li> <li>(ii) five or more residential units share a single accessway, or</li> <li>(iii) the activity is on a rear site.</li> </ul> <p>g. Where on-site manoeuvring areas are required, a B85 vehicle shall be able to manoeuvre in and out of any required parking space other than parallel parking spaces, with only one reverse manoeuvre, except:</p> <ul style="list-style-type: none"> <li>(i) Where such parking spaces are in the immediate vicinity of access driveways, ramps, and circulation roadways, a B99 vehicle shall be able to manoeuvre out of those parking spaces with only one reverse manoeuvre.</li> </ul> <p>h. The installation of a vehicle turntable for residential units and residential flats is an acceptable alternative to achieve the required turning manoeuvres illustrated in the swept path diagram 4, in Schedule 29.2.</p> <p>Note: Diagram 4 in Schedule 29.2 provides the vehicle swept path designs for B85 and B99 vehicles and for various heavy vehicle types.</p>	
<b>29.5.8</b>	<p><b>Residential Parking Space Design</b></p> <ul style="list-style-type: none"> <li>a. The minimum width of the entrance to a single garage shall be no less than 2.4 m.</li> <li>b. The minimum length of a garage shall be 5.5m.</li> <li>c. Where a car space is proposed between a garage door and the road boundary, the minimum length of this car space shall be 5.5m.</li> </ul>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. The design of residential parking spaces.</li> <li>b. Effects on safety, efficiency, and amenity of the site and of the</li> </ul>

	<b>Table 29.3 - Standards for activities outside roads</b>	<b>Non-compliance status</b>												
	<p>d. Where onsite manoeuvring is required, the minimum manoeuvring area between the road boundary and the garage entrance shall be designed to accommodate a B85 design vehicle.</p> <p>e. Where two parking spaces are provided for on a site containing only a single visitor accommodation unit or a single residential unit, which may also include a single residential flat, the parking spaces may be provided in tandem.</p>	transport network, including the pedestrian and cycling environment.												
<b>29.5.9</b>	<p><b>Queuing</b></p> <p>a. On-site queuing space shall be provided for all vehicles entering a parking or loading area in accordance with the following:</p> <table border="1" data-bbox="395 837 1099 1124"> <thead> <tr> <th>Number of parking spaces</th> <th>Minimum queuing length</th> </tr> </thead> <tbody> <tr> <td>3 – 20</td> <td>6m</td> </tr> <tr> <td>21 – 50</td> <td>12m</td> </tr> <tr> <td>51 – 100</td> <td>18m</td> </tr> <tr> <td>101 – 150</td> <td>24m</td> </tr> <tr> <td>151 or over</td> <td>30m</td> </tr> </tbody> </table> <p>b. Where the parking area has more than one access the required queuing space may be divided between the accesses based on the expected traffic volume served at each access point.</p> <p>c. Queuing space length shall be measured from the road boundary at the vehicle crossing to the nearest vehicle control point</p>	Number of parking spaces	Minimum queuing length	3 – 20	6m	21 – 50	12m	51 – 100	18m	101 – 150	24m	151 or over	30m	<p>RD</p> <p>Discretion is restricted to effects on safety, efficiency, congestion, and amenity of the site and of the transport network, including the pedestrian and cycling environment.</p>
Number of parking spaces	Minimum queuing length													
3 – 20	6m													
21 – 50	12m													
51 – 100	18m													
101 – 150	24m													
151 or over	30m													
<b>29.5.10</b>	<p><b>Loading Spaces</b></p> <p>a. Off-street loading shall be provided in accordance with this standard on every site in the Business Mixed Use Zone, the Town Centre zones, and the Local Shopping Centre Zone, except in relation to unstaffed utility sites and on sites where access is only available from the following roads:</p> <ul style="list-style-type: none"> <li>• Queenstown Mall</li> <li>• Beach Street</li> <li>• Shotover Street</li> <li>• Camp Street</li> <li>• Rees Street</li> <li>• Marine Parade</li> </ul>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. The location, size, and design of the loading space and associated manoeuvring.</p> <p>b. Effects on safety, efficiency, and amenity of the site and of the transport</p>												

	<b>Table 29.3 - Standards for activities outside roads</b>	<b>Non-compliance status</b>									
	<ul style="list-style-type: none"> <li>• Church Street</li> <li>• Earl Street</li> <li>• Ballarat Street</li> <li>• Memorial Street</li> <li>• Helwick Street</li> <li>• Buckingham Street.</li> </ul> <p>b. Every loading space shall meet the following dimensions:</p> <table border="1" data-bbox="349 622 1082 1025"> <thead> <tr> <th data-bbox="349 622 445 667"></th> <th data-bbox="445 622 834 667"><b>Activity</b></th> <th data-bbox="834 622 1082 667"><b>Minimum size</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="349 667 445 862">(i).</td> <td data-bbox="445 667 834 862">Offices and activities of less than 1500m<sup>2</sup> floor area not handling goods and where on-street parking for occasional delivery is available.</td> <td data-bbox="834 667 1082 862">6m length 3m wide 2.6m high</td> </tr> <tr> <td data-bbox="349 862 445 1025">(ii)</td> <td data-bbox="445 862 834 1025">All other activities except residential, visitor accommodation, and those listed in Rule 29.5.13(ii)(a) above.</td> <td data-bbox="834 862 1082 1025">9m length 3.5m wide 4.5m high</td> </tr> </tbody> </table> <p>c. Notwithstanding the above:</p> <ul style="list-style-type: none"> <li>(i) Where articulated trucks are used in connection with any site sufficient space not less than 20m in depth shall be provided.</li> <li>(ii) Each loading space required shall have unobstructed vehicular access to a road or service lane.</li> <li>(iii) Parking areas and loading areas may be served in whole or in part by a common manoeuvre area, which shall remain unobstructed.</li> </ul>		<b>Activity</b>	<b>Minimum size</b>	(i).	Offices and activities of less than 1500m <sup>2</sup> floor area not handling goods and where on-street parking for occasional delivery is available.	6m length 3m wide 2.6m high	(ii)	All other activities except residential, visitor accommodation, and those listed in Rule 29.5.13(ii)(a) above.	9m length 3.5m wide 4.5m high	network, including the pedestrian and cycling environment.
	<b>Activity</b>	<b>Minimum size</b>									
(i).	Offices and activities of less than 1500m <sup>2</sup> floor area not handling goods and where on-street parking for occasional delivery is available.	6m length 3m wide 2.6m high									
(ii)	All other activities except residential, visitor accommodation, and those listed in Rule 29.5.13(ii)(a) above.	9m length 3.5m wide 4.5m high									
<b>29.5.11</b>	<p><b>Surface of Parking Spaces, Parking Areas, and Loading Spaces</b></p> <p>a. The surface of all parking, loading and associated access areas and spaces shall be formed, sealed, or otherwise maintained so as to avoid creating a dust or noise nuisance, to avoid water ponding on the surface, and to avoid run-off onto adjoining roads.</p> <p>b. The first 10m of such areas, as measured from the edge of the traffic lane, shall be formed and surfaced to ensure that material such as mud, stone chips or gravel is not carried onto any footpath, road or service lane.</p> <p>These standards do not apply to parking, loading and associated access areas for Ski Area Activities in the Ski Area Subzone.</p>	<p>RD</p> <p>Discretion is restricted to effects on the efficient use and maintenance, safety, and amenity of the site and of the transport network, including the pedestrian and cycling environment.</p>									

	<b>Table 29.3 - Standards for activities outside roads</b>	<b>Non-compliance status</b>
<b>29.5.12</b>	<p><b>Lighting of parking areas</b></p> <p>a. Excluding parking areas accessory to residential activity, where a parking area provides for 10 or more parking spaces, which are likely to be used during the hours of darkness, the parking and manoeuvring areas and associated pedestrian routes shall be adequately lit.</p> <p>b. Such lighting shall be designed in accordance with the Queenstown Lakes District Council Southern Light Part One - A Lighting Strategy (March 2017) and Queenstown Lakes District Council Southern Light Part Two – Technical Specifications (March 2017).</p> <p>c. Such lighting shall not result in a greater than 10 lux spill (horizontal or vertical) of light onto any adjoining site within the Business Mixed Use Zone, the Town Centre Zones, and the Local Shopping Centre Zone, measured at any point inside the boundary of any adjoining site. €</p> <p>d. Such lighting shall not result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining site that is zoned High Density Residential, Medium Density Residential, Low Density Residential, or Airport Zone (Wanaka) measured at any point more than 2m inside the boundary of the adjoining site.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. Effects on the safety and amenity of pedestrian, cyclists, and motorists using the parking area.</p> <p>b. Effects from the lighting on adjoining sites.</p>
<b>29.5.13</b>	<p><b>Bicycle parking and the provision of lockers and showers</b></p> <p>Bicycle parking, lockers, and showers shall be provided in accordance with the minimum requirements specified in Table 29.7 and the layout of short term bicycle parking, including aisle depth, shall have minimum dimensions presented in Diagram 5 (bicycle layouts) of Schedule 29.2.</p> <p><b>Advice note:</b> Further guidance on alternative bicycle parking layouts such as hanging bikes is presented in the Cycle Facilities Guidelines, QLDC 2009.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. The amount, location, and design of the cycle parks, charging areas, lockers, and showers proposed.</p> <p>b. Effects on the mode share of those walking and cycling to and from the location.</p>



	<b>Table 29.3 - Standards for activities outside roads</b>	<b>Non-compliance status</b>									
	<b>ACCESS</b>										
<b>29.5.14</b>	<p><b>Access and Road Design</b></p> <p>a. All vehicular access to fee simple title lots, cross lease, unit title or leased premises shall be in accordance with Table 3.2 (Road Design Standards) of the QLDC Land Development and Subdivision Code of Practice 2018, including the notes within Table 3.2 and Appendices E and F; except as provided for in 29.5.14b below.</p> <p>b. All shared private vehicular accesses serving residential units and/ or visitor accommodation units in the High Density Residential Zone, Medium Density Residential Zone, and Low Density Residential Zone shall comply with the following standards:</p> <p>(i)</p> <table border="1" data-bbox="400 869 1088 1151"> <thead> <tr> <th data-bbox="400 869 746 1061">The greater of the actual number of units proposed to be serviced or the potential number of units able to be serviced by the permitted density.</th> <th data-bbox="746 869 938 1061">Formed width (m)</th> <th data-bbox="938 869 1088 1061">Minimum legal width (m)</th> </tr> </thead> <tbody> <tr> <td data-bbox="400 1061 746 1106">1 to 6</td> <td data-bbox="746 1061 938 1106">2.75 - 3.0</td> <td data-bbox="938 1061 1088 1106">4.0</td> </tr> <tr> <td data-bbox="400 1106 746 1151">7 to 12</td> <td data-bbox="746 1106 938 1151">5.5 - 5.7</td> <td data-bbox="938 1106 1088 1151">6.7</td> </tr> </tbody> </table> <p>(ii) Except;</p> <p>i. where a shared vehicle access for 1 to 6 units adjoins a State Highway, arterial, or collector road, it shall have a formed width of 5.5m - 5.7m and a legal width of at least 6.7m for a minimum length of 6m, as measured from the legal road boundary.</p> <p>ii. To allow vehicles to pass, formed access widths for 1 to 6 units shall include widening to not less than 5.5 m over a 15m length at no more than 50 m spacing (measured from the end of one passing bay to the beginning of the next).</p> <p>iii. The above access width rules do not apply at the time of subdivision to any developments authorised and given effect to by a land-use consent as at the date these provisions are made operative.</p> <p>c. No private way or private vehicle access or shared access in any zone shall serve sites with a potential to accommodate more than 12 units on the site and adjoining sites.</p> <p>d. Private shared vehicle accesses shall have legally enforceable arrangements for maintenance put in place at the time they are created.</p> <p>e. All vehicle access design shall comply with Schedule 29.2.</p>	The greater of the actual number of units proposed to be serviced or the potential number of units able to be serviced by the permitted density.	Formed width (m)	Minimum legal width (m)	1 to 6	2.75 - 3.0	4.0	7 to 12	5.5 - 5.7	6.7	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment.</p> <p>b. The design of the access, including the width of the formed and legal width.</p> <p>c. The on-going management and maintenance of the access.</p> <p>d. Urban design outcomes</p> <p>e. The vesting of the access in Council</p>
The greater of the actual number of units proposed to be serviced or the potential number of units able to be serviced by the permitted density.	Formed width (m)	Minimum legal width (m)									
1 to 6	2.75 - 3.0	4.0									
7 to 12	5.5 - 5.7	6.7									

	<b>Table 29.3 - Standards for activities outside roads</b>	<b>Non-compliance status</b>												
	<p>f. The above access width rules do not apply to existing private shared vehicle accessways for the purpose of controlling the number of units that may be built using the accessways, unless the total land served by the accessway could provide for more than 12 units.</p> <p><b>Advice notes:</b></p> <p>The calculation of maximum developable capacity shall require, where necessary, the creation of sections to serve as future accessway extensions to link to other sites beyond the immediate development. As there is no maximum density provision in the High Density Residential Zone, it is not possible to calculate the maximum developable capacity and, as such, the number of units shall be taken as the total number proposed to be serviced by the access, including any existing units.</p>													
<b>29.5.15</b>	<p><b>Width and design of vehicle crossings - urban zones</b></p> <p>a. The following vehicle crossing widths shall apply as measured at the property boundary:</p> <table border="1" data-bbox="379 987 1102 1189"> <thead> <tr> <th data-bbox="379 987 608 1059">Land use</th> <th colspan="2" data-bbox="608 987 1102 1059">Width of crossing(m) at the property boundary</th> </tr> <tr> <td data-bbox="379 1059 608 1099"></td> <th data-bbox="608 1059 836 1099">Minimum</th> <th data-bbox="836 1059 1102 1099">Maximum</th> </tr> </thead> <tbody> <tr> <td data-bbox="379 1099 608 1142">a. Residential</td> <td data-bbox="608 1099 836 1142">3.0</td> <td data-bbox="836 1099 1102 1142">6.0</td> </tr> <tr> <td data-bbox="379 1142 608 1189">b. Other</td> <td data-bbox="608 1142 836 1189">4.0</td> <td data-bbox="836 1142 1102 1189">9.0</td> </tr> </tbody> </table> <p>b. Vehicle crossings in all zones other than in those rural zones which are regulated by Rule 29.5.16 shall comply with Diagram 2 and with either Diagram 6 or 7 in Schedule 29.2, depending on the activity served by the access, such that:</p> <ul style="list-style-type: none"> <li>(i) the access crosses the property boundary at an angle of between 45 degrees and 90 degrees;</li> <li>(ii) the vehicle crossing intersects with the carriageway at an angle of 90 degrees plus or minus 15 degrees;</li> <li>(iii) roading drainage shall be continuous across the length of the crossing;</li> <li>(iv) all vehicular accessways adjacent to State Highways shall be sealed from the edge of the carriageway to the property boundary.</li> </ul> <p>c. For vehicle crossings in all zones other than in those rural zones which are regulated by Rule 29.5.16, the width of the vehicle crossings at the kerb shall be 1.0m wider than the width at the boundary.</p> <p>d. All vehicle crossings in all zones other than in those rural zones which are regulated by Rule 29.5.16 shall be located at least 500mm from any internal property boundary and from any other vehicle crossing on the same site.</p>	Land use	Width of crossing(m) at the property boundary			Minimum	Maximum	a. Residential	3.0	6.0	b. Other	4.0	9.0	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment.</li> <li>b. The location, design, and width of the vehicle crossing.</li> </ul>
Land use	Width of crossing(m) at the property boundary													
	Minimum	Maximum												
a. Residential	3.0	6.0												
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	<b>Table 29.3 - Standards for activities outside roads</b>	<b>Non-compliance status</b>																									
<b>29.5.16</b>	<p><b>Design of vehicle crossings – Rural Zone, Rural Residential Zone, Rural Lifestyle Zone, Wakatipu Basin Rural Amenity Zone, and the Wakatipu Basin Lifestyle Precinct</b></p> <p>Vehicle crossings providing access to a road in the Rural Zone, Rural Residential Zone, Rural Lifestyle Zone, and Wakatipu Basin Rural Amenity Zone, and the Wakatipu Basin Lifestyle Precinct shall comply with Diagram 2 and with either Diagram 8, 9, or 10 of Schedule 29.2, as determined by the following standards, except that in relation to vehicular crossings providing access to a State Highway reference to Diagram 9 shall be replaced with Diagram 10.</p> <table border="1"> <thead> <tr> <th>Type of traffic using access (&gt;1 heavy vehicle movement per week)</th> <th>Volume of traffic using accessway (ecm/ day)</th> <th>Volume of traffic using road (vpd)</th> <th>Accessway type required</th> </tr> </thead> <tbody> <tr> <td rowspan="4">No</td> <td rowspan="2">1-30</td> <td>&lt; 10,000</td> <td>Diagram 8</td> </tr> <tr> <td>&gt;= 10,000</td> <td>Diagram 9</td> </tr> <tr> <td rowspan="2">31-100</td> <td>&lt; 10,000</td> <td>Diagram 9</td> </tr> <tr> <td>&gt;= 10,000</td> <td>Diagram 10</td> </tr> <tr> <td>101+</td> <td>All</td> <td>Diagram 10</td> </tr> <tr> <td rowspan="2">Yes</td> <td>1-30</td> <td>All</td> <td>Diagram 9</td> </tr> <tr> <td>31-100+</td> <td>All</td> <td>Diagram 10</td> </tr> </tbody> </table> <p><b>Advice note:</b></p> <p>In the absence of undertaking a traffic survey for the purpose of the application, the Council's traffic count data can be supplied on request and relied on to determine the vehicles per day using the road.</p>	Type of traffic using access (>1 heavy vehicle movement per week)	Volume of traffic using accessway (ecm/ day)	Volume of traffic using road (vpd)	Accessway type required	No	1-30	< 10,000	Diagram 8	>= 10,000	Diagram 9	31-100	< 10,000	Diagram 9	>= 10,000	Diagram 10	101+	All	Diagram 10	Yes	1-30	All	Diagram 9	31-100+	All	Diagram 10	<p>RD</p> <p>Discretion is restricted to: effects on safety, efficiency, and amenity of the transport network, including the pedestrian and cycling environment.</p>
Type of traffic using access (>1 heavy vehicle movement per week)	Volume of traffic using accessway (ecm/ day)	Volume of traffic using road (vpd)	Accessway type required																								
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Yes	1-30	All	Diagram 9																								
	31-100+	All	Diagram 10																								
<b>29.5.17</b>	<p><b>Maximum Gradient for Vehicle Access</b></p> <p>a. The maximum gradient for any private way used for vehicle access shall be 1 in 6.</p> <p>b. In residential zones where a private way serves no more than 2 residential units the maximum gradient may be increased to 1 in 5 provided:</p> <p>(i) The average gradient over the full length of the private way does not exceed 1 in 6; and</p> <p>(ii) The maximum gradient is no more than 1 in 6 within 6m of the road boundary; and</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. Effects on the efficiency of land-use, safety and maintenance of the access and of the adjoining</p>																									

	<b>Table 29.3 - Standards for activities outside roads</b>	<b>Non-compliance status</b>																							
	<p>(iii) The private way is sealed with a non-slip surfacing. For the purpose of this rule gradient (maximum and average) shall be measured on the centreline of the access.</p> <p>c. The vehicle break-over angles shown in Diagram 2 of Schedule 29.2 shall not be exceeded over any part of the width of the vehicle access/ crossing.</p>	<p>transport network.</p> <p>b. Effects on congestion resulting from any inability of cars or certain types of cars to readily use the access.</p> <p>c. Effects on the ability to provide adequate emergency vehicle access to the property/ properties.</p>																							
<b>29.5.18</b>	<p><b>Minimum Sight Distances from Vehicle Access on all roads other than State Highways</b></p> <p>a. The following minimum sight distances from any access, shall be complied with, as measured from the points shown on Diagram 11 of Schedule 29.2:</p> <table border="1" data-bbox="408 1079 1082 1473"> <thead> <tr> <th rowspan="2">Posted speed limit (km/hr)</th> <th colspan="2">Sight distance (m)</th> </tr> <tr> <th>Residential Activity</th> <th>Other Activities</th> </tr> </thead> <tbody> <tr> <td>50</td> <td>45</td> <td>80</td> </tr> <tr> <td>60</td> <td>65</td> <td>105</td> </tr> <tr> <td>70</td> <td>85</td> <td>140</td> </tr> <tr> <td>80</td> <td>115</td> <td>175</td> </tr> <tr> <td>90</td> <td>140</td> <td>210</td> </tr> <tr> <td>100</td> <td>170</td> <td>250</td> </tr> </tbody> </table> <p>b. Proposed and existing landscaping (at maturity) and/ or structures shall be considered when assessing compliance with site distances.</p> <p><b>Advice note:</b> This Rule does not apply to State highways which are, instead, subject to Rule 29.5.19.</p>	Posted speed limit (km/hr)	Sight distance (m)		Residential Activity	Other Activities	50	45	80	60	65	105	70	85	140	80	115	175	90	140	210	100	170	250	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment.</li> </ul>
Posted speed limit (km/hr)	Sight distance (m)																								
	Residential Activity	Other Activities																							
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<b>29.5.19</b>	<p><b>Minimum Sight Distances from Vehicle Access onto State Highways</b></p> <p>The following minimum sight distances from any access, shall be complied with, as measured from the points shown on Diagram 11 of Schedule 29.2:</p>	<p>RD</p> <p>Discretion is restricted to the effects on the safety of the transport network.</p>																							

<b>Table 29.3 - Standards for activities outside roads</b>		<b>Non-compliance status</b>																							
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<b>29.5.20</b>	<p><b>Maximum Number of Vehicle Crossings</b></p> <p>The following maximum number of crossings shall be complied with:</p> <table border="1"> <thead> <tr> <th rowspan="2"><b>Frontage length (m)</b></th> <th colspan="3"><b>Type of road frontage</b></th> </tr> <tr> <th>Local</th> <th>Collector</th> <th>Arterial</th> </tr> </thead> <tbody> <tr> <td>0 - 18</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>19 - 60</td> <td>2</td> <td>1</td> <td>1</td> </tr> <tr> <td>61 - 100</td> <td>3</td> <td>2</td> <td>1</td> </tr> <tr> <td>Greater than 100</td> <td>3</td> <td>3</td> <td>2</td> </tr> </tbody> </table> <p><b>Advice note:</b></p> <p>This Rule does not apply to State highways which are, instead, subject to Rule 29.5.21.</p>	<b>Frontage length (m)</b>	<b>Type of road frontage</b>			Local	Collector	Arterial	0 - 18	1	1	1	19 - 60	2	1	1	61 - 100	3	2	1	Greater than 100	3	3	2	<p>RD</p> <p>Discretion is restricted to effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment.</p>
<b>Frontage length (m)</b>	<b>Type of road frontage</b>																								
	Local	Collector	Arterial																						
0 - 18	1	1	1																						
19 - 60	2	1	1																						
61 - 100	3	2	1																						
Greater than 100	3	3	2																						
<b>29.5.21</b>	<p><b>Minimum distance between vehicle crossings onto State Highways</b></p> <p>a. The minimum distance between any two vehicle crossings onto any State Highway, regardless of the side of the road on which they are located and whether they are single or combined, shall be:</p> <p>(i) 40 metres where the posted speed is equal to or lower than 70 km/h</p> <p>(ii) 100 metres where the posted speed is 80 km/h</p> <p>(iii) 200 metres where the posted speed is 100 km/h.</p>	<p>RD</p> <p>Discretion is restricted to effects on the efficiency of land-use and the safety and efficiency of the transport network, including the pedestrian and cycling environment.</p>																							
<b>29.5.22</b>	<p><b>Minimum distances of Vehicle Crossings from Intersections</b></p> <p>a. No part of any vehicle crossing shall be located closer to the intersection of any roads than the following minimum distances permitted below and as shown in Diagram 12 of Schedule 29.2:</p> <p>b. Roads with a speed limit of less than 70 km/hr:</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. Effects on the efficiency of land-use and the safety and efficiency of the</p>																							

	<b>Table 29.3 - Standards for activities outside roads</b>	<b>Non-compliance status</b>																
	<table border="1" data-bbox="403 309 1024 510"> <thead> <tr> <th>Frontage Road</th> <th>Minimum Distance (m) from intersecting road</th> </tr> </thead> <tbody> <tr> <td>Arterial</td> <td>40</td> </tr> <tr> <td>Collector</td> <td>30</td> </tr> <tr> <td>Local</td> <td>25</td> </tr> </tbody> </table> <p data-bbox="352 555 1106 584">c. Roads with a speed limit equal to or greater than 70 km/ hr:</p> <table border="1" data-bbox="403 611 1024 813"> <thead> <tr> <th>Frontage Road</th> <th>Minimum Distance (m) from intersecting road</th> </tr> </thead> <tbody> <tr> <td>Arterial</td> <td>100</td> </tr> <tr> <td>Collector</td> <td>60</td> </tr> <tr> <td>Local</td> <td>50</td> </tr> </tbody> </table> <p data-bbox="352 857 1126 1003">d. Except that where the boundaries of the site do not enable a conforming vehicle crossing to be provided, a single vehicle crossing may be constructed provided it is located 0.5m from the internal boundary of the site in the position that most closely complies with the above provisions.</p> <p data-bbox="347 1037 523 1066"><b>Advice notes:</b></p> <ol data-bbox="352 1077 1126 1294" style="list-style-type: none"> <li>Distances shall be measured parallel to the centre line of the carriageway of the frontage road from the centre line of the intersecting road. Where the roadway is median divided the edge of the dividing strip nearest to the vehicle crossing shall for the purposes of this control be deemed the centre line.</li> <li>This Rule does not apply to State highways which are, instead, subject to Rule 29.5.23.</li> </ol>	Frontage Road	Minimum Distance (m) from intersecting road	Arterial	40	Collector	30	Local	25	Frontage Road	Minimum Distance (m) from intersecting road	Arterial	100	Collector	60	Local	50	<p data-bbox="1198 315 1382 495">transport network, including the pedestrian and cycling environment.</p> <ol data-bbox="1150 506 1401 696" style="list-style-type: none"> <li>Urban design outcomes</li> <li>The efficiency of the land-use or subdivision layout</li> </ol>
Frontage Road	Minimum Distance (m) from intersecting road																	
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Collector	60																	
Local	50																	
<b>29.5.23</b>	<p data-bbox="347 1339 1126 1402"><b>Minimum distances of Vehicle Crossings from Intersections onto State Highways</b></p> <ol data-bbox="352 1413 1126 1738" style="list-style-type: none"> <li>No part of any vehicle crossing shall be located closer to the intersection of any state highway than the following minimum distances permitted below and as shown in Diagram 12 of Schedule 29.2: <ol data-bbox="395 1563 1126 1738" style="list-style-type: none"> <li>30 metres where the posted speed is less than 70 km/ h</li> <li>100 metres where the posted speed is equal to or greater than 70 km/ h</li> <li>200 metres where the posted speed is equal to or greater than 90 km/ h.</li> </ol> </li> </ol>	<p data-bbox="1262 1346 1302 1375">RD</p> <p data-bbox="1150 1386 1414 1659">Discretion is restricted to effects on the efficiency of land-use and the safety and efficiency of the transport network, including the pedestrian and cycling environment.</p>																
<b>29.5.24</b>	<p data-bbox="347 1821 555 1850"><b>Service Stations</b></p> <ol data-bbox="352 1861 1078 1951" style="list-style-type: none"> <li>All service stations shall comply with the following rules:</li> <li>The canopy shall be setback 2m from the road boundary.</li> </ol>	<p data-bbox="1262 1821 1302 1850">RD</p> <p data-bbox="1150 1861 1382 1984">Discretion is restricted to effects on the efficiency of land-use and the</p>																

	<b>Table 29.3 - Standards for activities outside roads</b>	<b>Non-compliance status</b>
	<p>c. Accessways into Service Stations shall comply with the following minimum separation distances from other driveways.</p> <p>(i) Between driveways for residential activities - 7.5m</p> <p>(ii) Between driveways for other activities - 15m</p> <p>d. The width of any driveway into a Service Station shall comply with the following:</p> <p>(i) One way - 4.5m min and 6.0m max.</p> <p>(ii) Two way: - 6.0m min and 9.0m max.</p> <p>e. Any one-way entrance or exit shall be signposted as such.</p> <p>f. The road boundary of the site shall be bordered by a nib wall or other device to control traffic flows and to clearly define entrance and exit points</p> <p>g. Pumps shall be located a minimum of 4.5m from the road boundary and 12m from the midpoint of any vehicle crossing at the road boundary. All vehicles shall be clear of the footpath and accessways when stopped for refuelling</p> <p>h. A minimum path width of 4.5m and a minimum inside turning radius of at least 7.5m shall be provided for vehicles through the service station forecourt, except that for pumps which are not proposed to be used by heavy vehicles, the minimum path width required is 3.5m.</p> <p>i. Tanker access to bulk tank filling positions shall ensure tankers drive in and out in a forward direction, without the need for manoeuvring either on the site or adjacent roadways. Where this cannot be achieved tankers shall be able to be manoeuvred so they can drive out in a forward direction.</p> <p>j. Tankers discharging shall not obstruct the footpath</p>	<p>safety and efficiency of the transport network, including the pedestrian and cycling environment.</p>

## 29.6 Non-Notification of Applications

**29.6.1 All applications for controlled activities shall not require the written consent of other persons and shall not be notified or limited notified.**

**29.6.2 Any application for resource consent for the following restricted discretionary activities shall not be notified but may require the written consent of other persons and may be limited notified:**

- a. Park and Ride.

- b. Access to the State Highway.

## **29.7 Assessment Matters**

**29.7.1 In considering whether or not to grant consent or impose conditions on a resource consent, the Council shall have regard to, but not be limited by, the following assessment matters.**

**29.7.2 Discretionary Activity and Restricted Discretionary Activity - Non-accessory parking, excluding off-site parking.**

29.7.2.1 Whether and to what extent the non-accessory parking will:

- a. not undermine the success of the public transport system or discourage people from walking or cycling;
- b. consolidate and rationalise parking provision;
- c. result in more efficient land use within the general locality or better enable the planned growth and intensification enabled by the zone;
- d. improve the quality of the streetscape and amenity by, for example, removing on street parking or providing for some of the required parking to be provided off site;
- e. cater for an existing or projected undersupply of parking in the locality. Related to this is:
  - (i) a consideration of the type of parking proposed (such as whether it is short term or long term parking, campervan parking, or coach parking); and
  - (ii) whether alternative parking exists in the surrounding area to accommodate existing and future parking demands in the area and the extent to which parking demand can be adequately addressed by improved parking management of existing or permitted parking, without providing additional non-accessory parking.

**29.7.3 Restricted Discretionary Activity - Park and Ride and public transport facilities**

29.7.3.1 Whether and to what extent the location and design of Park and Ride or any public transport facility:

- a. is within close proximity to public transport stations, stops, or terminals;
- b. is well linked to the active transport network and provides secure bicycle parking in a manner that facilitates the option of travelling to the facility by bicycle;
- c. makes public transport more convenient and more pleasant, thereby encouraging commuters and other users to shift to public transport;
- d. improves the operational efficiency of existing and future investments in the public transport network and facilitates existing and future investments in the public transport network, including public water ferry services; and
- e. assists with extending the catchment for public transport into areas where it is otherwise not cost-effective to provide traditional services or feeders.

**29.7.4 Restricted Discretionary Activity - Size of parking spaces and layout**



29.7.4.1 Whether, in relation to parking spaces within buildings that do not comply with the required stall width or aisle width, the design is in accordance with the Australian/New Zealand Standard Off-street Parking, Part 1: Car Parking Facilities, AS/NZS 2890.1:2004.

**29.7.5 Restricted Discretionary Activity - Access, manoeuvring space, queuing space**

29.7.5.1 Whether and to what extent the design, location, and number of accesses/ vehicle crossings proposed will achieve Objective 29.2.2 and the associated policies, taking into account:

- a. the hours of operation of activities on the site and the extent to which they coincide with the peak flows and vehicle queues on the road;
- b. any positive or adverse effects of dispersing the traffic volumes amongst more than one accesses;
- c. the operating speed of the road and volume of vehicles on the road;
- d. the geometry of the road;
- e. any positive or adverse effects on the pedestrian and cycling environment and on the amenity and streetscape values of the locality;
- f. the provision of appropriate access for emergency vehicles;
- g. the extent to which the access design complies with Section 3 and Appendices E and F of the QLDC Land Development and Subdivision Code of Practice (2018) ;and
- h. any site constraints which affect the practicality of constructing to the standards set out in Table 29,3.

29.7.5.2 Whether and to what extent the manoeuvring space proposed is acceptable in terms of achieving Objective 29.2.2, taking into account:

- a. whether the reduced space will necessitate reverse manoeuvring onto roads;
- b. the width of the access and visibility at the road boundary; and
- c. the provision of alternative ways of avoiding reversing onto the road, including the installation of turntables or carpark stackers.

29.7.5.3 Whether and to what extent a narrower private access is acceptable in terms of achieving Objective 29.2.2, taking into account:

- a. the availability of sufficient on-site manoeuvring;
- b. the provision of passing areas and/ or turning heads and adequate on-site parking;
- c. the opportunity for improved urban amenity outcomes from providing a narrower private access;
- d. the extent to which the access design complies with Table 3.2 and Appendices E and F of the QLDC Land Development and Subdivision Code of Practice (2018); and
- e. any site constraints which affect the practicality of constructing to the standards set out in Table 29,3 of the QLDC Land Development and Subdivision Code of Practice (2018).

- 29.7.5.4 Whether and to what extent a shorter queuing space is acceptable in terms of achieving Objective 29.2.2, taking into account:
- a. the traffic volume in surrounding streets;
  - b. the number of parking spaces on the site;
  - c. the anticipated peak traffic flows from/ to the site;
  - d. tidal flows relation to residential developments and the potential for a reduced chance of vehicles meeting one another; and
  - e. in relation to large scale non-accessory parking areas:
    - (i) the rate of entry/ exit at control points and the freedom of movement beyond the control point in relation to carparks that have barrier arms, boom gates, or similar; and
    - (ii) the hourly parking accumulation and turnover of the carpark.
- 29.7.5.5 Whether and to what extent a steeper vehicle access gradient is acceptable in terms of achieving Objective 29.2.2, taking into account:
- a. the length, curvature, and width of the access;
  - b. the gradient of the access and break over angles adjacent to the road;
  - c. the surface of the access;
  - d. sight lines; and
  - e. the extent to which the proposed gradient applies with the AS/ NZS2890.1:2004; and
  - f. the provision of appropriate access for emergency vehicles.
- 29.7.5.6 Whether and to what extent on-site loading space is necessary or whether the reduced space proposed is acceptable in terms of achieving Objective 29.2.2, taking into account:
- a. the disruption to the adjacent transport network resulting from on street loading due to the reduced provision or lack of on-site loading space;
  - b. whether a smaller loading space is sufficient due to the nature of the proposed activities on the site; and
  - c. whether loading on-street or allowing manoeuvring areas and/ or loading spaces to be shared will result in a higher quality pedestrian environment, which may be more appropriate in areas where it is desirable to limit access points in order to maintain or enhance safety, amenity, efficient traffic flows, intensification, or high levels of streetscape amenity.
- 29.7.6 Restricted Discretionary Activity - Bicycle parking and the provision of showers, lockers, e bicycle charging, and changing facilities**
- 29.7.6.1 Whether and to what extent the design, location, and amount of bicycle parking and end-of-trip facilities proposed may be appropriate taking into account:
- a. whether there is adequate alternative, safe and secure bicycle parking, showers, and lockers that meet the needs of the intended users in a nearby location that is readily accessible and secured by a legal mechanism;

- b. whether the required bicycle parking and end of trip facilities can be provided and maintained via a jointly-used facility; and
- c. whether the location of the activity is such that it is unrealistic to expect staff or visitors to travel by bicycles (including electric bicycle) now or in the future.

### **29.7.7 Restricted Discretionary Activity – High Traffic Generating Activities**

#### 29.7.7.1 Whether and to what extent:

- a. an Integrated Transport Assessment has been provided with the application and is sufficiently detailed to provide a full understanding of the projected trip generation by all modes of transport, the accessibility of a proposal by all modes of transport, the transport effects of the proposal, and the proposed methods of avoiding or mitigating the transport effects;
- b. the trip generation and transport effects of the proposed landuse or subdivision will be the same or similar in character, intensity and scale to those assessed in an approved Integrated Transport Assessment for any existing resource consent approved for the site;
- c. the proposed landuse or subdivision is in accordance with district plan provisions that were informed by a detailed Integrated Transport Assessment and will result in associated trip generation and transport effects that are the same or similar in character, intensity and scale to those identified in the previous assessment;
- d. any improvements to the transport network either within the site or in the vicinity of the site are proposed, including additions or improvements to the active and public transport network and infrastructure and the road;
- e. the site and/ or its frontage have been designed to accommodate any planned public transport infrastructure proposed by Council;
- f. public and active transport infrastructure is proposed to be provided or upgraded or, where planning for such infrastructure is not sufficiently advanced, space is provided for such infrastructure to be installed in the future;
- g. public transport stops are provided in locations and at spacings that provide safe and efficient access to users;
- h. a Travel Plan is proposed to be provided containing travel demand management techniques;
- i. the amount of accessory parking proposed will contribute toward travel demand management;
- j. a Development Agreement has been agreed to, as provided for by the Local Government Act;
- k. electric vehicle charging points/ parking spaces are proposed to be provided.

## **29.8 Minimum Parking Requirements**

<b>Table 29.4</b>			
	<b>Minimum Parking Requirements,</b>	<b>Resident/ Visitor</b>	<b>Staff/ Guest</b>
<b>29.8.1</b>	All activities in the: <ul style="list-style-type: none"> <li>• Queenstown Town Centre Zone;</li> <li>• Wanaka Town Centre Zone;</li> <li>• Arrowtown Town Centre Zone;</li> <li>• Local Shopping Centre Zone;</li> <li>• Within the immediate environs of the Queenstown airport terminal facility located within the Airport Zone (Queenstown).</li> </ul>	0	0
<b>Residential Activities</b>			
<b>29.8.2</b>	Residential units and residential flats in the: <ul style="list-style-type: none"> <li>• High Density Residential Zone</li> <li>• Medium Density Residential Zone between Park and Suburb Streets, Queenstown</li> </ul>	0.25 per studio unit/ flat and 1 bedroom unit/ flat 0.5 per unit/ flat for all other units. Footnote (3)	0
<b>29.8.3</b>	Residential units and residential flats in the: <ul style="list-style-type: none"> <li>• Medium Density Residential Zone in Arrowtown and Wanaka</li> <li>• The Jacks Point Village Activity Area of the Jacks Point Zone.</li> </ul>	0.7 per studio unit/ flat and 1 bedroom unit/ flat 1.0 per 2 bedroom unit/ flat 1.5 per unit/ flat comprising 3 or more bedrooms. Footnote (3)	0
<b>29.8.4</b>	Residential units and residential flats in the Medium Density Residential Zone other than the areas of Medium Density Residential Zone listed above in 29.8.2 and 29.8.3	0.5 per studio unit/ flat, 1 bedroom unit/ flat, and 2 bedroom unit/ flat 1.0 per unit/ flat comprising 3 or more bedrooms. Footnote (3)	0
<b>29.8.5</b>	Residential units and residential flats in the Business Mixed Use Zone	0.7 per residential unit/ flat containing 3 bedrooms or less; and For units/ flats containing more than 3 bedrooms, 0.7 for every 3 bedrooms Footnote (3)	0
<b>29.8.6</b>	Minimum number of carparks required for a residential flat in all zones, except otherwise listed in standards 29.8.1 - 29.8.5	1 per flat. Footnote (3)	0
<b>29.8.7</b>	Minimum number of carparks required for a residential unit in all zones, except otherwise listed in standards 29.8.1 - 29.8.5	2 per unit. Footnote (3)	0

	<b>Table 29.4</b>		
	<b>Minimum Parking Requirements,</b>	<b>Resident/ Visitor</b>	<b>Staff/ Guest</b>
<b>29.8.8</b>	Elderly persons housing unit and elderly care homes, either within a retirement village or not	1 per residential unit 1 per 5 beds for elderly care homes	1 per 5 beds for elderly care homes. Footnote (1)
	<b>Visitor Accommodation Activities</b>		
<b>29.8.9</b>	Homestay or a registered homestay	1 per bedroom used for homestay	0
<b>29.8.10</b>	Unit type visitor accommodation (includes all units containing a kitchen facility such as motels and cabins) in the: <ul style="list-style-type: none"> <li>• High Density Residential Zone</li> <li>• Medium Density Residential Zone between Park and Suburb Streets, Queenstown</li> <li>• Business Mixed Use Zone</li> </ul>	0.25 per studio unit and 1 bedroom unit  0.5 per unit for all other units;  In addition, where over 30 units are proposed over one or more sites, 1 coach park per 30 units, provided that coach parks may overlay the required car parking spaces or may be located off-site, provided that where located off-site in accordance with Rule 29.5.2, a loading area shall be provided on the site containing the visitor accommodation.  Footnotes (3)(4)	0
<b>29.8.11</b>	Unit type visitor accommodation (includes all units containing a kitchen facility. E.g. motels and cabins) in the: <ul style="list-style-type: none"> <li>• Medium Density Residential Zone in Wanaka</li> <li>• Medium Density Residential Zone in Arrowtown</li> <li>• The Jacks Point Village Activity Area of the Jacks Point Zone.</li> </ul>	0.7 per studio unit and 1 bedroom unit 1.0 per 2 bedroom unit 1.5 per unit comprising 3 or more bedrooms.  Footnote (3)(4)	0
<b>29.8.12</b>	Unit type visitor accommodation (includes all units containing a kitchen facility such as motels and cabins) in the Medium Density Residential Zone other than the areas of Medium Density Residential listed above in 29.8.10 and 29.8.11	0.5 per studio unit, 1 bedroom unit, and 2 bedroom unit 1.0 per unit comprising 3 or more bedrooms  Footnotes (3)(4)	0.2 per 5 units. Footnotes (1)(2)(3)
<b>29.8.13</b>	Unit type visitor accommodation (includes all units containing a kitchen facility. E.g. motels and cabins) in the: <ul style="list-style-type: none"> <li>• Low Density Residential Zone</li> </ul>	2 per unit. Footnote (3)	0

<b>Table 29.4</b>			
	<b>Minimum Parking Requirements,</b>	<b>Resident/ Visitor</b>	<b>Staff/ Guest</b>
	<ul style="list-style-type: none"> <li>Arrowtown Residential Historic Management Zone</li> </ul>		
<b>29.8.14</b>	Unit type visitor accommodation (includes all units containing a kitchen facility such as motels and cabins) except in those zones listed in standards 29.8.10 - 29.8.13 above	<p>1 per unit up to 15 units; thereafter 1 per 2 units.</p> <p>In addition, where over 30 units are proposed over one or more sites: 1 coach park per 30 units, provided that coach parks may overlay the required car parking spaces or may be located off-site, provided that where located off-site in accordance with Rule 29.5.2, a loading area shall be provided on the site containing the visitor accommodation.</p> <p>Footnotes (3) (4)</p>	For developments comprising 10 or more units, 1 per 10 units. Footnotes (1)(2)(3)
<b>29.8.15</b>	<p>Guest room type visitor accommodation (e.g. hotels) in the:</p> <ul style="list-style-type: none"> <li>High Density Residential Zone</li> <li>Medium Density Residential Zone between Park and Suburb Streets, Queenstown</li> <li>Business Mixed Use Zone</li> </ul>	<p>1 per 4 guest rooms up to 60 guest rooms; thereafter 1 per 5 guest rooms. Footnotes (1)(2)(3)</p> <p>In addition, where over 50 guest rooms are proposed over one or more sites; 1 coach park per 50 guest rooms, provided that coach parks may overlay the required car parking spaces or may be located off-site, provided that where located off-site in accordance with Rule 29.5.2, a loading area shall be provided on the site containing the visitor accommodation.</p>	1 per 20 beds. Footnotes (1)(2)(3)(4)
<b>29.8.16</b>	Guest room type visitor accommodation (e.g. hotels) in all zones other than zones listed in Rule 29.8.15	<p>1 per 3 guest rooms up to 60 guest rooms; thereafter 1 per 5 guest rooms. Footnotes (1)(2)(3)</p> <p>In addition, where over 50 guest rooms are proposed over one or more sites; 1 coach park per 50 guest rooms, provided that coach parks may overlay the required car parking spaces or may be located off-site, provided that where located off-site in accordance with Rule 29.5.2, a loading area shall be provided</p>	1 per 20 beds. Footnotes (1)(2)(3)(4)

<b>Table 29.4</b>			
	<b>Minimum Parking Requirements,</b>	<b>Resident/ Visitor</b>	<b>Staff/ Guest</b>
		on the site containing the visitor accommodation.	
<b>29.8.17</b>	Backpacker hostel type visitor accommodation	1 per 5 guest beds. In addition, where over 50 beds are proposed over one or more sites; 1 coach park per 50 beds, provided that coach parks may overlay the required car parking spaces or may be located off-site in accordance with Rule 29.5.2 provided that where located off-site, a loading area shall be provided on the site containing the visitor accommodation. Footnotes (3) (4).	1 per 20 beds Footnotes (1)(2)(3)
	<b>Commercial Activities</b>		
<b>29.8.18</b>	Commercial activity, other than where the commercial activity is more specifically defined elsewhere in this table (Table 29.5)	1 per 25m <sup>2</sup> GFA; and For large format retail, of the total parking provided, 1 park per 500m <sup>2</sup> GFA shall accommodate a medium rigid truck (in order to accommodate campervans and other vehicles larger than a B85 vehicle).	0
<b>29.8.19</b>	Industrial activity or service activity, other than where the activity is more specifically defined elsewhere in this table (Table 29.5)	0	1 per 50m <sup>2</sup> of indoor and outdoor area/ GFA; except 1 per 100m <sup>2</sup> of GFA used for warehousing and indoor or outdoor storage (including self-storage units); and 1 per 100m <sup>2</sup> of GFA for distribution centres
<b>29.8.20</b>	Motor vehicle repair and servicing	1 per 25m <sup>2</sup> of servicing/ workshop area or 2.5 per work bay (up to a maximum of 50m <sup>2</sup> for each work bay), whichever is greater. In addition, 2 heavy vehicle parking spaces per establishment	1 per 25m <sup>2</sup> servicing/ workshop area or 1 per work bay, whichever is greater  Note: parking spaces will also be required for any on-

<b>Table 29.4</b>			
	<b>Minimum Parking Requirements,</b>	<b>Resident/ Visitor</b>	<b>Staff/ Guest</b>
			site office and retail space pursuant to those rules.
<b>29.8.21</b>	Drive-through facility except in the Town Centre	5 queuing spaces per booth or facility, based on a B85 vehicle.	0
<b>29.8.22</b>	Office	0	1 per 50m <sup>2</sup> GFA
<b>29.8.23</b>	Restaurant	1 per 25m <sup>2</sup> PFA	1 per 100m <sup>2</sup> PFA (2 minimum)
<b>29.8.24</b>	Tavern or bar	2 per 25m <sup>2</sup> PFA	1 per 100m <sup>2</sup> PFA (2 minimum)
<b>29.8.25</b>	Rural selling place	3 for the initial 25m <sup>2</sup> GFA and outdoor display area; and thereafter 1 per 25m <sup>2</sup> GFA and outdoor display area.	0
<b>29.8.26</b>	Home occupation (in addition to residential requirements)	1 per home occupation activity	0
<b>29.8.27</b>	Service station	1 per 25m <sup>2</sup> of GFA used for retail sales	2 per service station
<b>Community Activities</b>			
<b>29.8.28</b>	Place of assembly or place of entertainment, except where specifically listed below	1 per 10m <sup>2</sup> PFA or per 10 seats, whichever is greater; except for: Libraries, museums, and non-commercial art galleries, which shall provide 1 per 50m <sup>2</sup> GFA	0
<b>29.8.29</b>	Swimming pools for public use or private club use	1 per 15m <sup>2</sup> swimming pool area	1 per 200m <sup>2</sup> swimming pool area
<b>29.8.30</b>	Gymnasiums for public use or private club use	1 per 100m <sup>2</sup> GFA	1 per 200m <sup>2</sup> PFA
<b>29.8.31</b>	Sports courts for public or private club use	1 per 75m <sup>2</sup> court area	1 per 200m <sup>2</sup> court area
<b>29.8.32</b>	Sports fields	12.5 per hectare of playing area	0
<b>29.8.33</b>	Hospital Note: Also see drop off/ pick up (set down) Rule 29.5.7	1 per 5 beds	2 per bed
<b>29.8.34</b>	Health care facility Note: Also see drop off/ pick up (set down) Rule 29.5.6	2 per professional staff	1 per professional staff In addition; 1 per 2 other full time staff,



<b>Table 29.4</b>			
	<b>Minimum Parking Requirements,</b>	<b>Resident/ Visitor</b>	<b>Staff/ Guest</b>
			or 1 per consulting room, whichever is greater.
<b>29.8.35</b>	Education activity Note: Also drop off/ pick up (set down) Rule 29.5.6	1 per classroom for Year 11 and above. Tertiary education: 0.5 per FTE employee plus 0.25 per FTE student the facility is designed to accommodate	1 per 2 staff.
<b>29.8.36</b>	Day care facility Note: Also see drop off/ pick up (set down) Rule 29.5.6	1 per 10 children/elderly person	0.5 per staff.
<b>29.8.37</b>	Convention centre	1 car park per 10 persons or 1 car park per 10 m <sup>2</sup> of public floor area, whichever is greater. In addition, one coach park per 50 people the site is designed to accommodate.	0
<b>29.8.38</b>	Commercial recreational activity	1 carpark per 5 people the facility is designed to accommodate.	0
<b>29.8.39</b>	Unstaffed utility	0	1 for any unstaffed utility which includes a building or structure with a GFA of over 25m <sup>2</sup>
<b>29.8.40</b>	Emergency Service Facilities:	1 space / emergency service vehicle bay	1 space/ emergency service vehicle bay

**29.8.41 The following advice notes apply to all provisions relating to minimum car parking requirements:**

29.8.41.1 In calculating the total parking requirement:

- a. the requirement for residents/ visitors and the requirement for guests/ staff shall be added together (including fractional spaces), then rounded up or down in accordance with 29.9.38.1(c) below.
- b. where a development comprises more than one activity, the parking requirements for all activities shall be added together (including fractional spaces), and then then rounded up or down in accordance with 29.9.38.1(c) below.
- c. where the total parking requirement (as outlined in (a) and (b) above) for the development includes a fraction less than 0.5 it shall be disregarded and where

it includes a fraction equal to or greater than 0.5, the parking requirement shall be rounded up to the next highest whole number, except that where the total carpark requirement is a fraction less than 1.0 (e.g. in the case of a single residential unit in the High Density Residential zone) then this shall be rounded up to 1.0.

- d. The area of any parking space(s) and vehicular access, drives, and aisles provided within a building shall be excluded from the assessment of gross floor area of that building for the purpose of ascertaining the total number of parking spaces required or permitted.
- e. Where the parking requirement is based on the number of bedrooms within a residential or visitor accommodation unit, any room with a window and which is able to be shut off from any living room or communal part of the unit shall be deemed to be a bedroom, regardless of whether it is identified as such on the building plans.

**29.8.42 The following footnotes apply only where indicated in Table 29.5:**

- Footnote (1): Where the site is used for visitor accommodation these spaces shall be made available for staff. Where the site is used for residential purposes these spaces are to be accessible to guests, or for use for parking trailers and other vehicles.
- Footnote (2): These spaces shall all be located on land that is held in common ownership. Once the total onsite requirement is established in accordance with 29.9.38.1(c) above, if the number of 'staff/ guest' spaces required results in a fractional space, then in regard to the locating these spaces, the staff/ guest component of the overall parking requirement be may be rounded down to the next highest whole number.
- Footnote (3): Some or all of these carparks can be provided off-site in accordance with Rule 29.5.2.
- Footnote (4): The site's access and three of the spaces must be arranged so that a tour coach can enter and park on or near these spaces. This includes applications to develop over 30 units over one or more sites in the Medium Density Residential Zone where no coach parking is specifically required.

**29.9 Thresholds for new high traffic generating activities, including changes of use**

<b>Table 29.5</b>			
	<b>Activity</b>	<b>Development type</b>	<b>Threshold</b>
<b>29.9.1</b>	Residential	Residential units	50 Residential units
<b>29.9.2</b>	Visitor accommodation	Visitor accommodation (unit type construction)	100 units
<b>29.9.3</b>	Visitor accommodation	Visitor accommodation (guest room type construction).	150 rooms

<b>29.9.4</b>	Commercial Activities, other than those specifically listed below		2000m <sup>2</sup>
<b>29.9.5</b>	Office		2000m <sup>2</sup>
<b>29.9.6</b>	Retail		1000m <sup>2</sup>
<b>29.9.7</b>	Industrial		5000m <sup>2</sup>
<b>29.9.8</b>	All other activities		50 or more car parking spaces proposed and/or required under Table 29.5.
<b>29.9.9</b>	All other activities including subdivision		Traffic generation of greater than 400 additional vehicle trips per day or 50 additional trips during the commuter peak hour.

## 29.10 Minimum requirements for cycle parking, lockers and showers

Table 29.6				
	Activity	Customer/Visitor Short-Term Bicycle Parking	Private Long-Term Bicycle Parking. This is for the use of staff, students, and residents.	End of trip facilities
29.10.1	Office	2 bicycle spaces (i.e. 1 stand) for the first 500m <sup>2</sup> GFA and 1 space for every 750m <sup>2</sup> GFA, thereafter.	For offices at least 150m <sup>2</sup> in area, 1 space per 150m <sup>2</sup> GFA	Where 1 long-term bicycle parking space is required: no end of trip facilities required.
29.10.2	Industrial and Service Activities	Nil	For such activities of at least 500m <sup>2</sup> in area, 1 space per 500 m <sup>2</sup> GFA	Where 8 2-10 long-term bicycle parking spaces required: 1 locker per every space required.
29.10.3	Hospital	1 bicycle space per 25 beds	1 per 10 beds	
29.10.4	Other Health Care Facility	For facilities of at least 100m <sup>2</sup> in area, 1 per 100m <sup>2</sup> GFA	For facilities of at least 200m <sup>2</sup> in area, 1 space per 200m <sup>2</sup> GFA	Where 11-100 long-term bicycle parking spaces required: 1 locker for every space required and 1 shower per every 10 spaces required Footnote (1).
29.10.5	Restaurants, Cafes, Taverns and Bars	2 bicycle spaces (i.e. 1 stand) for the first 125m <sup>2</sup> PFA and 1 space for every 150m <sup>2</sup> GFA, thereafter	For such activities facilities of at least 500m <sup>2</sup> in area, 1 space per 500m <sup>2</sup> GFA	Where >100 long-term bicycle parking spaces required: 10 showers for the first 100 spaces required plus two showers for each additional 50 spaces required
29.10.6	Day care facility	2 bicycle spaces per centre	For facilities with at least 10 workers, 1 bicycle space per 10 on-site workers	
29.10.7	Educational Facility – primary and secondary	1 visitor space per 50 students (capacity)	1 per 5 pupils Year 5 and above (capacity) for primary and secondary schools	Nil
29.10.8	Educational Facility - tertiary	1 visitor space per 50 students (capacity)	1 student/staff space per 5 FTE students (capacity)	Where 1 long-term bicycle parking space is required: no end of trip facilities required. Where 2-20 long-term bicycle parking spaces are required: 1 locker per every space required. Where >20 long-term bicycle parking spaces are required: 1 locker for every space required and 1 shower per every 10 spaces required. Footnote (1).
29.10.9	Retail < 300m <sup>2</sup>	Nil	Nil	Nil

<b>Table 29.6</b>				
	<b>Activity</b>	<b>Customer/Visitor Short-Term Bicycle Parking</b>	<b>Private Long-Term Bicycle Parking. This is for the use of staff, students, and residents.</b>	<b>End of trip facilities</b>
29.10.10	Retail $\geq 300\text{m}^2$	For retail at least $300\text{m}^2$ in area, 1 space per $300\text{m}^2$ GFA	For retail of at least $200\text{m}^2$ in area, 1 space per $200\text{m}^2$ GFA	Nil
29.10.11	Recreational Activity	1 space per court/bowling alley lane Gymnasium of at least $200\text{m}^2$ in area: 1 space per $200\text{m}^2$ of GFA 3 spaces per field for field sports 3 spaces per netball court 1 space per tennis court 1 space per $15\text{m}^2$ of GFA for Club for clubhouse component	Nil	Nil
29.10.12	Places of assembly, community activities, and places of entertainment	For such activities of at least $500\text{m}^2$ in area, 2 bicycle spaces per $500\text{m}^2$ located directly outside the main entrance or ticket office	For such activities of at least $500\text{m}^2$ in area, 1 space per $500\text{m}^2$ GFA	Nil

**29.10.13** The following advice note applies to all the provisions in Table 29.7 relating to minimum requirements for cycle parking, lockers, and showers:

**29.10.14** In calculating the requirement, all development floor areas cited in the above table shall be rounded down. For example, an office space development of  $150\text{m}^2$  would require one Private Long-Term Bicycle Parking space and an office of  $510\text{m}^2$  would require four spaces.

**29.10.15** The following footnotes apply only where indicated in Table 29.7:

Footnote (1): One unisex shower where the shower and associated changing facilities are provided independently of gender separated toilets, or a minimum of two showers (one separate shower per gender) with associated gender separated toilet/changing facilities.

## 29.11 Car Parking Sizes and Layout

Table 29.7									
Parking Angle		Stall Width (m)	Aisle Width (m)	Aisle Run (m)	Stall Depth (m)	Overhang (m)	Wheel-stop Depth (m)	Interlock Depth (m)	Stall Depth (m)
90°	Class 1 User	2.4	7.0		5.0	0.8	4.2		
		2.5	6.6		5.0	0.8	4.2		
		2.6	6.2		5.0	0.8	4.2		
	Class 2 User	2.5	8.0		5.0	0.8	4.2		
		2.6	7.0		5.0	0.8	4.2		
		2.7	6.0		5.0	0.8	4.2		
Disabled		3.6	8.0		5.0	0.8	4.2		
60°		2.5	4.5	2.9				1.25	5.55
		2.7	4.0	3.1				1.35	5.65
		2.9	3.5	3.4	5.4	0.8	4.6	1.45	5.75
		3.0	3.5	3.5				1.5	5.8
45°		2.5	3.8	3.5				1.8	5.3
		2.7	3.5	3.8				1.9	5.4
		2.9	3.5	4.2	5.0	0.7	4.3	2.05	5.55
		3.0	3.5	4.2				2.1	5.6
30°		2.5	3.5	5.0				2.15	4.65
		2.7	3.5	5.4				2.3	4.8
		2.9	3.5	5.8	4.4	0.6	3.8	2.5	5.0
		3.0	3.5	6.0				2.6	5.1
Parallel parking		Stall Length (m) = 6.1		Stall Width (m) = 2.5		Aisle Width (m) = 3.7			

**29.11.1 The following notes apply to Table 29.7 in relation to car parking sizes and layout:**

1. Two way flow is permitted with 90° parking.
2. Aisle run distances are approximate only.
3. Stall widths shall be increased by 0.300m where they abut obstructions such as columns or walls. For mobility parking spaces obstructions would include a kerb or garden.
4. Minimum one way aisle width 3.7m.
5. Minimum two way aisle width 5.5m.
6. At blind aisles, the aisle shall be extended a minimum of 1m beyond the last parking space.
7. The installation of a vehicle turntable is an acceptable alternative for residential units and residential flats to achieve the required manoeuvring space.
8. Class 1 User: long term parking, including tenant and employee parking but not visitor parking, where regular use gives the motorist a familiarity with the building or parking area.
9. Class 2 User: short to medium term parking, including visitor parking, parking associated with visitor accommodation and general town centre parking, where goods can be expected to be loaded into vehicles.
10. Narrower parking spaces may be acceptable for parking areas in buildings where they are designed in accordance with the Australian/New Zealand Standard Off-street Parking, Part 1: Car Parking Facilities, AS/NZS 2890.1:2004.

**29.12 Heavy Vehicle Parking Layout**

Table 29.8					
Parking Angle	Vehicle Type	Minimum Depth (m)	Stall	Minimum Aisle Width (m)	Minimum Stall width and minimum width of access path to service tour coaches
90°	Medium Rigid Truck	9.0		16.0	3.5 stall width and 1.5m pedestrian access path to service tour coaches
	Large Rigid Truck	12.0		19.5	
	Semi – Trailer	18.0		26.0	
	B – Train	21.0		26.0	
	Midi – Bus	10.3		16.0	
	Tour Coach	13.6		24.0	
60°	Medium Rigid Truck	9.43		10.5	3.5 stall width and 1.5m pedestrian access path to service tour coaches
	Large Rigid Truck	12.03		14.0	
	Semi – Trailer	17.22		19.0	
	B – Train	19.82		19.0	
	Midi – Bus	10.59		10.5	
	Tour Coach	13.41		18.0	
45°	Medium Rigid Truck	8.64		-	3.5 stall width and 1.5m pedestrian access path to service tour coaches
	Large Rigid Truck	10.76		-	
	Semi – Trailer	15.0		-	
	B – Train	17.12		-	
	Midi – Bus	9.58		-	
	Tour Coach	11.89		-	
30°	Medium Rigid Truck	7.3		6.0	3.5 stall width and 1.5m pedestrian access path to
	Large Rigid Truck	8.8		8.0	

	Semi – Trailer	11.8	11.0	service coaches	tour
	B – Train	13.3	11.0		
	Midi – Bus	7.97	6.0		
	Tour Coach	9.6	10.0		

**Advice note:** Alternative heavy vehicle parking arrangements may be appropriate where design vehicle tracking curves demonstrate unimpeded manoeuvring into spaces with no more than one reverse manoeuvre permitted when entering, and no more than one reverse manoeuvre permitted upon exit.

## 29.13 Schedule 29.1- Road Classification

<b>State Highways</b>		
<b>Road Name</b>	<b>Start Name</b>	<b>End Name</b>
<b>Albert Town</b>		
State Highway 6	Dublin Bay Road	Alison Avenue
<b>Frankton</b>		
State Highway 6/ Grant Road Roundabout	Start of Roundabout	End of Roundabout
State Highway 6/ Hawthorne Drive Roundabout	Start of Roundabout	End of Roundabout
SH6/ Lucas Place Roundabout	State Highway 6 Queenstown side	State Highway 6 Queenstown side
State Highway 6	Pisa Road	Drift Bay Road
State Highway 6A	Kawarau Rd (S State Highway 6)	Middleton Road
State Highway 6A/BP/Frankton Road Roundabout	State Highway 06A	State Highway 06A
State Highway 6 Stalker Road Roundabout	State Highway 6	State Highway 6
<b>Hawea</b>		
State Highway 6	Meads Road	Dublin Bay Road
<b>Kingston</b>		
State Highway 6	Drift Bay Road	End
<b>Luggate</b>		
State Highway 6	Alison Avenue	Pisa Road
State Highway 8A	State Highway 8A Intersection	State Highway 6 Intersection
<b>Makarora</b>		
State Highway 6	Haast Makarora Road	Meads Road
<b>Queenstown</b>		
State Highway 6A	Middleton Road	Beach Street
State Highway 6A/ Brecon Street/Rees Street	Brecon Street (lower)	Brecon Street (lower)
State Highway 6A/ Camp Street East/ West Roundabout	Camp Street (West)	Camp Street (West)
<b>Wanaka Urban</b>		
State Highway 84	State Highway 6 Intersection	State Highway 84/ Ardmore Street/ Brownston Street



<b>Arterial Roads</b>		
<b>Road Name</b>	<b>Start Name</b>	<b>End Name</b>
<b>Arrowtown</b>		
Arrowtown-Lake Hayes Road	Butel Road	Malaghans Road
Bedford Street	Buckingham Street	Suffolk Street
Berkshire Street	Malaghans Road	Buckingham Street
Berkshire Street/Wiltshire Street Roundabout	Whiltshire Street	Whiltshire Street
Buckingham Street (East)	Wiltshire Street	Bedford Street
Centennial Avenue	Bedford, Suffolk, Ford, Devon Streets	McDonnell Road
Crown range Road	State Highway 6	Glencoe Road
Malaghans Road	Middlerigg Lane	Lake Hayes/ Arrowtown Road
Wiltshire Street	Roundabout	Buckingham Street
<b>Arthurs Point</b>		
Arthurs Point Road	Oxenbridge Place Road	Littles Road
Gorge Road	Industrial Place	Oxenbridge Place Road
<b>Ben Lomond</b>		
Glenorchy-Queenstown Road	Sunshine Bay Boat Ramp	Moke Lake Road
<b>Cardrona</b>		
Cardrona Valley Road	Bridge #11/erp 16/8.11	Riverbank Road
<b>Closeburn</b>		
Glenorchy-Queenstown Road	Moke Lake Road	Twelve Mile Delta
<b>Dalefield</b>		
Lower Shotover Road	Spence Road	Speargrass Flat & Hunter Road
Malaghans Road	Littles Road	Middlerigg Lane
<b>Fernhill</b>		
Fernhill Road	Queenstown Glenorchy Road	Watts Road
Glenorchy-Queenstown Road	Fernhill Road (North)	Sunshine Bay Boat Ramp
<b>Frankton</b>		
Glenda Drive	SH Roundabout	End of Road
Grant Road	State Highway 6	Road 8 as shown on the Frankton Flats B Zone Structure Plan in the Queenstown Lakes District Plan 2016
Hardware Lane	State Highway 6	Jock Boyd Place
Hardware Lane Roundabout	Hardware Lane	Hardware Lane
Hawthorne / Glenda Drive Roundabout	Start of Roundabout	End of Roundabout
Hawthorne Drive	Roundabout	Glenda Drive
Hawthorne Drive North section	State Highway Roundabout	Glenda Drive Roundabout
Hawthorne Drive Roundabout	Lucas Place	Lucas Place
Lucas Place	State Highway 6	Robertson Street Roundabout
Lucas Place Roundabout	Lucas Place	Lucas Place
<b>Kelvin Heights</b>		
Peninsula Road	State Highway 6	Willow Place

<b>Arterial Roads</b>		
<b>Road Name</b>	<b>Start Name</b>	<b>End Name</b>
<b>Lake Hayes</b>		
Arrowtown-Lake Hayes Road	State Highway 6	Butel Road
Howards Drive	State Highway 6 RS 983/7.24	Howards Drive North
Lower Place Road	State Highway 6	Spence Road
Mcdonnell Road	Centennial Ave	State Highway 6
<b>Lake Hayes South</b>		
Banbury Roundabout	Stalker Road	Stalker Road
Stalker Road	Roundabout New Layout	Jones Avenue
Woodstock Roundabout	Stalker Road	Stalker Road
<b>Quail Rise</b>		
Tucker beach Road	State Highway 6	Jims way
<b>Queenstown</b>		
Ballarat Street (West)	State Highway Traffic Lights	Camp Street
Beach Street	Shotover Street	Brunswick Street
Camp Street (East)	State Highway 6A/ Shotover Street	Roundabout
Camp Street (West)	State Highway 6A	Isle Street
Camp Street/Church Street Roundabout	Camp Street (East)	Camp Street (East)
Dublin Street	Frankton Road (State Highway 6A)	Hallenstein Street
Fernhill Road/Lake Esplanade Roundabout	Lake Esplanade	Lake Esplanade
Gorge Road	Shotover Street/Henry Street	Industrial Place
Industrial Place	Gorge Road	End Industrial Place
Lake Esplanade	Brunswick Street	Roundabout
Man Street	Camp Street	Thompson Street
Man Street/ Camp Street Roundabout	Camp Street (West)	Camp Street (West)
Memorial Street	Stanley Street	Camp Street
Robins Road	Gorge Road	Isle Street
Shotover Street	State Highway Traffic Lights	Gorge Road
Stanley Street	State Highway Traffic Lights	Memorial Street
<b>Wanaka Rural</b>		
Crown Range Road	Glencoe Road	End of Bridge #11
<b>Glenorchy</b>		
Glenorchy-Queenstown Road	Twelve Mile Delta	Oban Street 50/100km sign
Oban Street	Glenorchy-Queenstown 50/100km	Mull Street
<b>Wanaka Urban</b>		
Anderson Road	Roundabout	Aubrey Road
Brownston Street (East)	MacDougall Street	Roundabout
Cardrona Valley Road	Riverbank Road	Faulks Terrace
McDougall Street	Faulks Terrace	Brownston Street

<b>Collector Roads</b>		
<b>Road Name</b>	<b>Start Name</b>	<b>End Name</b>
<b>Albert Town</b>		
Alison Avenue	State Highway 6	Gunn Road
Aubrey Road	Outlet Road	State Highway 6
Gunn Road	Lagoon Avenue	Aubrey Road
Gunn Road/Aubrey Road Roundabout	Aubrey Road	Aubrey Road
<b>Arrowtown</b>		
Adamson Drive	Kent Street	Centennial Avenue
Bush Creek Road	Manse Road	End of Road
Caernarvon Street	Manse Road	Denbigh Street
Kent Street (Arrowtown)	Merioneth Street	Stafford, Denbigh Streets
Manse Road	Malaghans Road	Caernarvon Street
McDonnell Road	Arrowtown Lake Hayes Road	80km sign
Ramshaw Lane	Buckingham Street	Wiltshire Street
Stafford Street	Berkshire Street	Denbigh Street
Wiltshire Street	Buckingham Street	Ramshaw Lane
Wiltshire Street	Caernarvon Street	Roundabout
<b>Dalefield</b>		
Coronet Peak Road	Malaghans Road	End of Road
Dalefield Road	Speargrass Flat/Littles Road	Malaghans Road
Domain Road (Lake Hayes)	Lower Shotover Road	Littles/Speargrass Flat Road
Hunter Road	Speargrass Flat Road	Malaghans Road
Littles Road	Arthurs Point Road	Domain & Dalefield Road
Speargrass Flat Road	Domain/Dalefield Roads	Slopehill Rd East (End of Seal)
<b>Fernhill</b>		
Aspen Grove Roundabout	Richards Park Lane	Richards Park Lane
Fernhill Road	Watts Road	Queenstown Glenorchy Road
Richards Park Lane	Fernhill Road	Aspen Grove
Sainsbury Road	Fernhill Road	Thorn Crescent
Aspen Grove	Thorn Crescent	Aspen Grove Roundabout
<b>Frankton</b>		
Boyes Crescent	McBride Street	Wilmot Avenue
Douglas Street	Robertson Street	End of Road
Frankton Shopping Centre Street	McBride Street	Gray Street
Grant Road	Road 8 as shown on the Frankton Flats B Zone Structure Plan in the Queenstown Lakes District Plan 2016	End of Road
Gray Street	State Highway 6	McBride Street
Humphrey Street	State Highway 6	Douglas Street
Lake Avenue	Yewlett Crescent	McBride Street
McBride Street	State Highway 6A	State Highway 6

<b>Collector Roads</b>		
<b>Road Name</b>	<b>Start Name</b>	<b>End Name</b>
Riverside Road East	Roundabout	Kawarau Place
Riverside Road West	Kawarau Place	Roundabout
Robertson Street (East)	Douglas Street	Riverside Road
Yewlett Crescent	State Highway 6A	Lake Avenue
<b>Hawea</b>		
Camp Hill Road	State Highway 6	Gladstone/Kane Road
Capell Avenue	State Highway 6	Lake View Terrace
Cemetery Road (Hawea)	Domain Road	Gladstone Road, Gray Road
Domain Road (Lake Hawea)	Capell Avenue	Gladstone Road
Gladstone Road	Camphill Road	Cemetery Road
Kane Road	State Highway 8A	Camphill Road
Lake View Terrace	Capell Avenue	Muir Road
Muir Road	Corner at 1412	Cemetery Road
<b>Kelvin Heights</b>		
Peninsula Road	Willow Place	Grove Road
<b>Kingston</b>		
Kent Street (Kingston)	State Highway 6	Somerset Street
<b>Lake Hayes</b>		
Hogans Gully Road	Arrowtown Lake Hayes Road	End of Seal
Howards Drive North	Howards Drive	Nerin Square
Howards Drive Roundabout	Howards Drive	Howards Drive
Howards Drive South	Nerin Square	Howard's Drive
McDonnell Road	80km sign	Centennial Ave
Nerin Square	Howards North/South	Howards North/South
Speargrass Flat Road	Slopehill Rd East (End of Seal)	Lake Hayes Arrowtown Road
<b>Lake Hayes south</b>		
Jones Avenue	Howards Drive	Stalker Road
Jones Avenue Roundabout	Stalker Road	Stalker Road
<b>Luggate</b>		
Church Road	State Highway 6	State Highway 8A
<b>Quail Rise</b>		
Ferry Hill Drive	Tucker Beach Road	Coleshill Lane
<b>Queenstown</b>		
Athol Street	State Highway 6A	End of Street
Ballarat Street (East)	State Highway Traffic Lights	Hallenstein Street
Boundary Street (Queenstown)	Start (Robins Road end)	Gorge Road
Brecon Street (upper)	Man Street	End Brecon Street
Brecon Street (lower)	State Highway 6A	End Brecon Street (lower)
Brunswick Street	Lake Esplanade	Thompson Street
Camp Street (East)	Roundabout	Earl Street - Seal Change
Church Street	Marine Parade	Camp Street
Coronation Drive	State Highway 6A/ Stanley Street	Sydney Street (LHS)

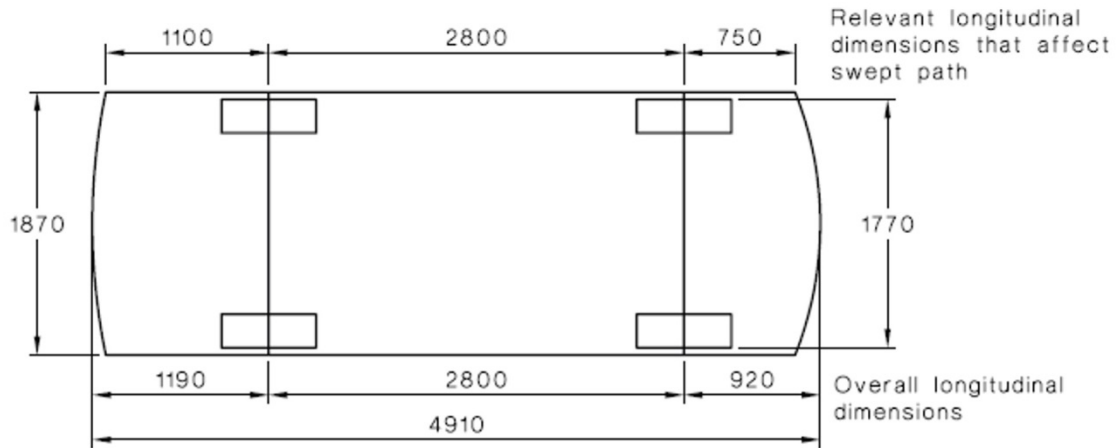
<b>Collector Roads</b>		
<b>Road Name</b>	<b>Start Name</b>	<b>End Name</b>
Dublin Street	Hallenstein Street	Edinburgh Drive
Duke Street	Roundabout	Brecon Street (lower)
Earl Street	Camp Street	Marine Parade
Edgar Street	Hallenstein Street	Kent Street
Edinburgh Drive	York Street/Dublin Street	Wakatipu Heights
Frankton Road	Stanley Street	Sydney Street
Fryer Street	Hamilton Road	High School-end Fryer Street
Goldfield Heights	State Highway 6A	St Georges Avenue
Hallenstein Street	Gorge Road	Dublin Street (End of Road)
Hamilton Road	Robins Road	Fryer Street
Hensman Road	State Highway 6A	Wakatipu Heights
Highview Terrace	Hensman Road	St Georges Avenue
Hylton Place	Gorge Road	End of Hylton Place
Industrial Lane	Industrial Place	End of cul de sac
Isle Street	Robins Road	Hay Street
Lake Street	Lake Esplanade	Man Street
Marine Parade (East)	Earl Street	Church Street
Marine Parade (West)	Rees Street	Church Street
Panorama Terrace	Suburb Street North	Hensman Road
Rees Street	Marine Parade	Shotover Street
St Georges Avenue	Goldfield Heights	Highview Terrace
Suburb Street (North)	Frankton Road (SH 6A)	Panorama Terrace
Suburb Street (South)	(State Highway 6A) Frankton Road	Veint Crescent
Templeton Way	Memorial Street	End of Bridge at carpark
Windsor Place	Edinburgh Drive	London Lane
York Street	Hallenstein Street	Edinburgh Drive
Glenorchy-Paradise Road	50km sign Mull Street	Priory Road
Glenorchy-Routeburn Road	Swamp Road	Routeburn Road
Mull Street	50km sign Glenorchy/ Paradise Road	Oban Street
Priory Road	Glenorchy-Paradise Road	Glenorchy Routeburn Road
Routeburn Road	Glenorchy-Routeburn Road	End of Kinloch Routeburn
<b>Wanaka Urban</b>		
Allenby Place reserve	Ballantyne Road	WRC junction
Ardmore Street	Roundabout	MacDougall Street
Aubrey Road	Beacon Point Road	Outlet Road
Ballantyne Road	Faulks Road	State Highway 84
Beacon Point Road	Lakeside Road	End of Seal Penrith Park Drive
Cliff Wilson Street	Reece Crescent	Plantation Road
Dungarvon Street	Ardmore Street	Brownston Street (West)
Dunmore Street	Dungarvon Street	Helwick Street
Frederick Street	Ballantyne Road	End of Seal

<b>Collector Roads</b>		
<b>Road Name</b>	<b>Start Name</b>	<b>End Name</b>
Golf Course Road	Ballantyne Road	Cardrona Valley Road
Gordon Road	Ballantyne Road	End of Gordon Place
Hedditch Street	Little Street	Hedditch Street connection
Hedditch Street connection	State Highway 84	Hedditch Street
Helwick Street	Ardmore Street	Brownston Street (West)
Kings Drive	Plantation Road	Aubrey Road
Lakeside Road	Ardmore Street	Beacon Point Road
Link Way	Anderson Road	Reece Crescent
MacPherson Street	State Highway 84	Ballantyne Road
McDougall Street	Brownston Street	Ardmore Street
Orchard Road	Cardrona Valley Road	Riverbank Road
Outlet Road	Anderson Road	End of Seal
Penrith park Drive	Beacon Point Road	Minaret Ridge
Plantation Road	Beacon Point Road	Anderson Road
Rata Street	Aubrey Road	Forest Heights
Reece Crescent	Anderson Road	Plantation Road (LHS)
Riverbank Road	Cardrona Valley Road	State Highway 6
Sargood Drive	Ardmore Street	Norman Terrace
Wanaka-Mount Aspiring Road, including Wanaka-Mount Aspiring/Sargood Drive Roundabout	MacDougall Street	End of the public road at Raspberry Flat, West Matukituki

<b>Local Roads</b>
All other roads

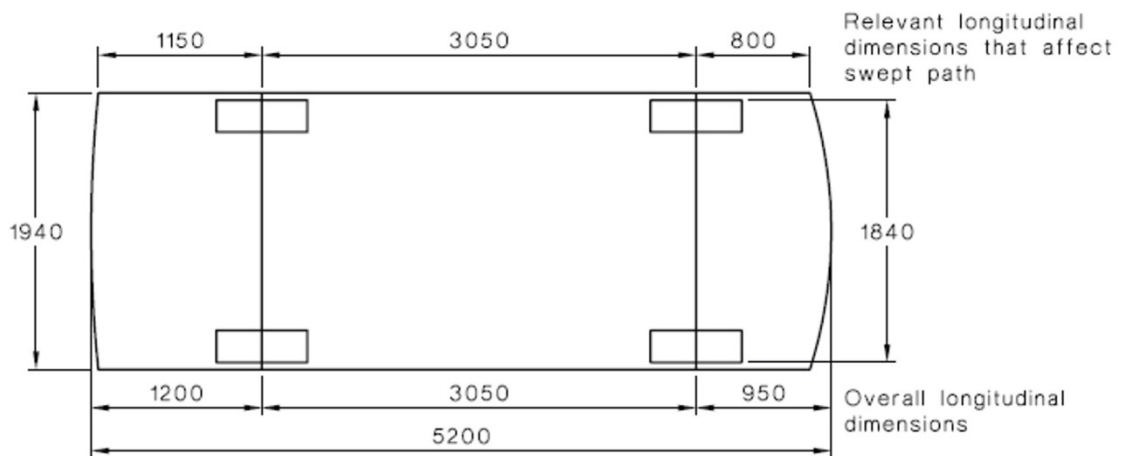
## 29.14 Schedule 29.2 - Interpretive Diagrams

### 29.14.1 Diagram 1 – B85 and B99 design vehicle dimensions



DIMENSIONS IN MILLIMETRES

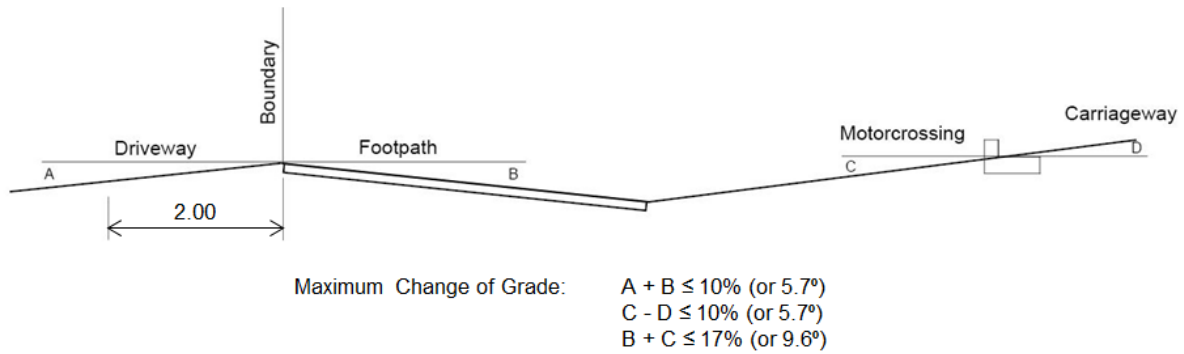
B85 (85TH PERCENTILE) CAR



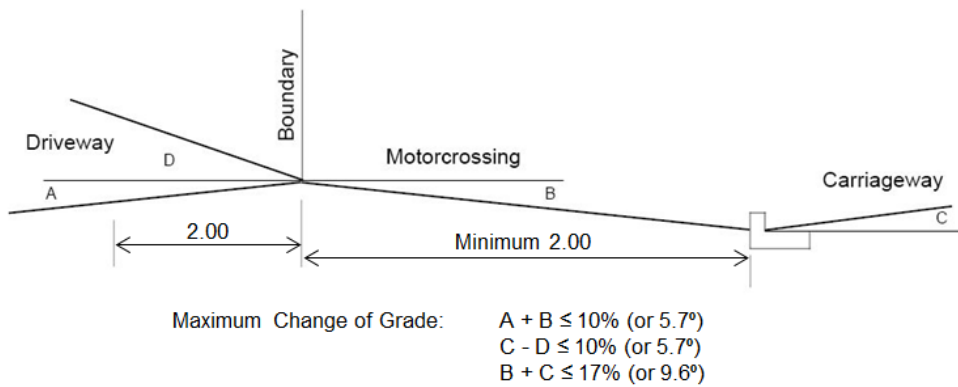
DIMENSIONS IN MILLIMETRES

B99 (99.8TH PERCENTILE) VEHICLE

29.14.2 Diagram 2 – Maximum Breakover Angles for Vehicle Crossings



**Low Level Footpath**



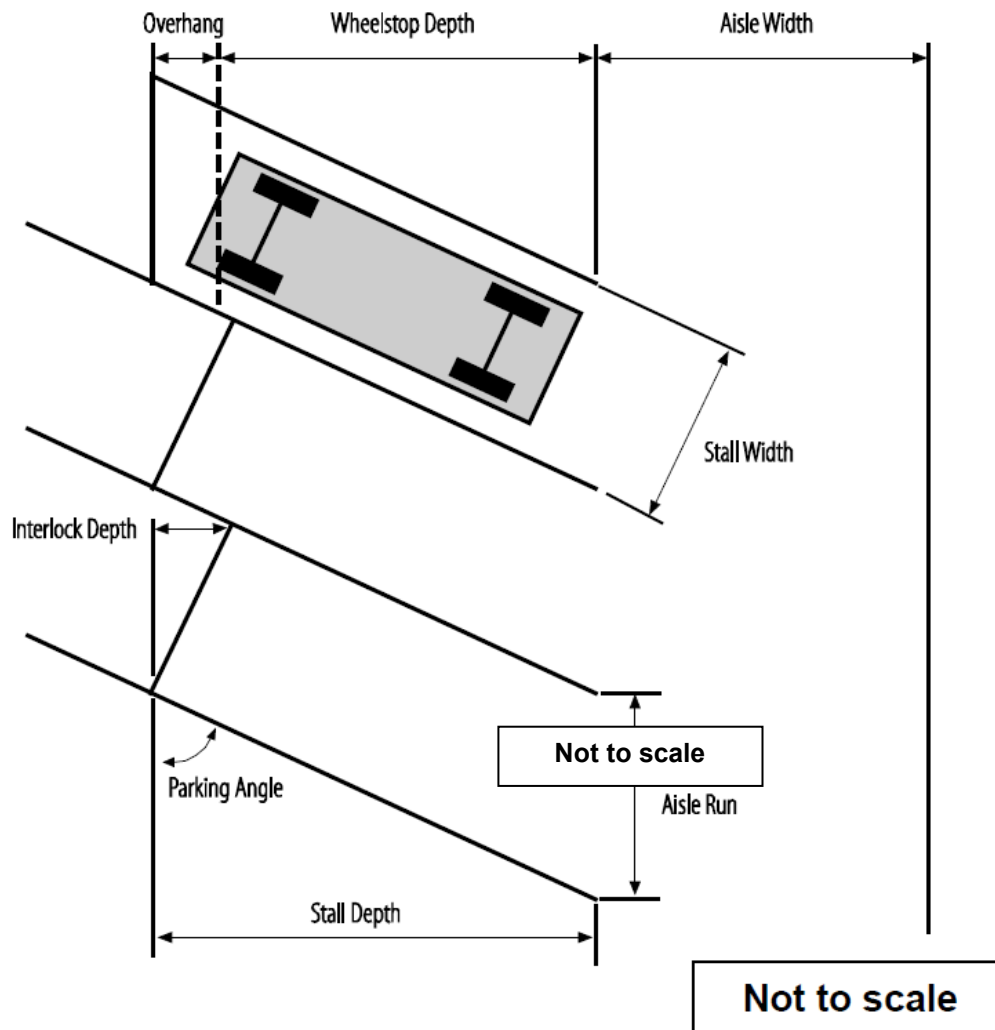
**Standard Footpath**

**Note:**

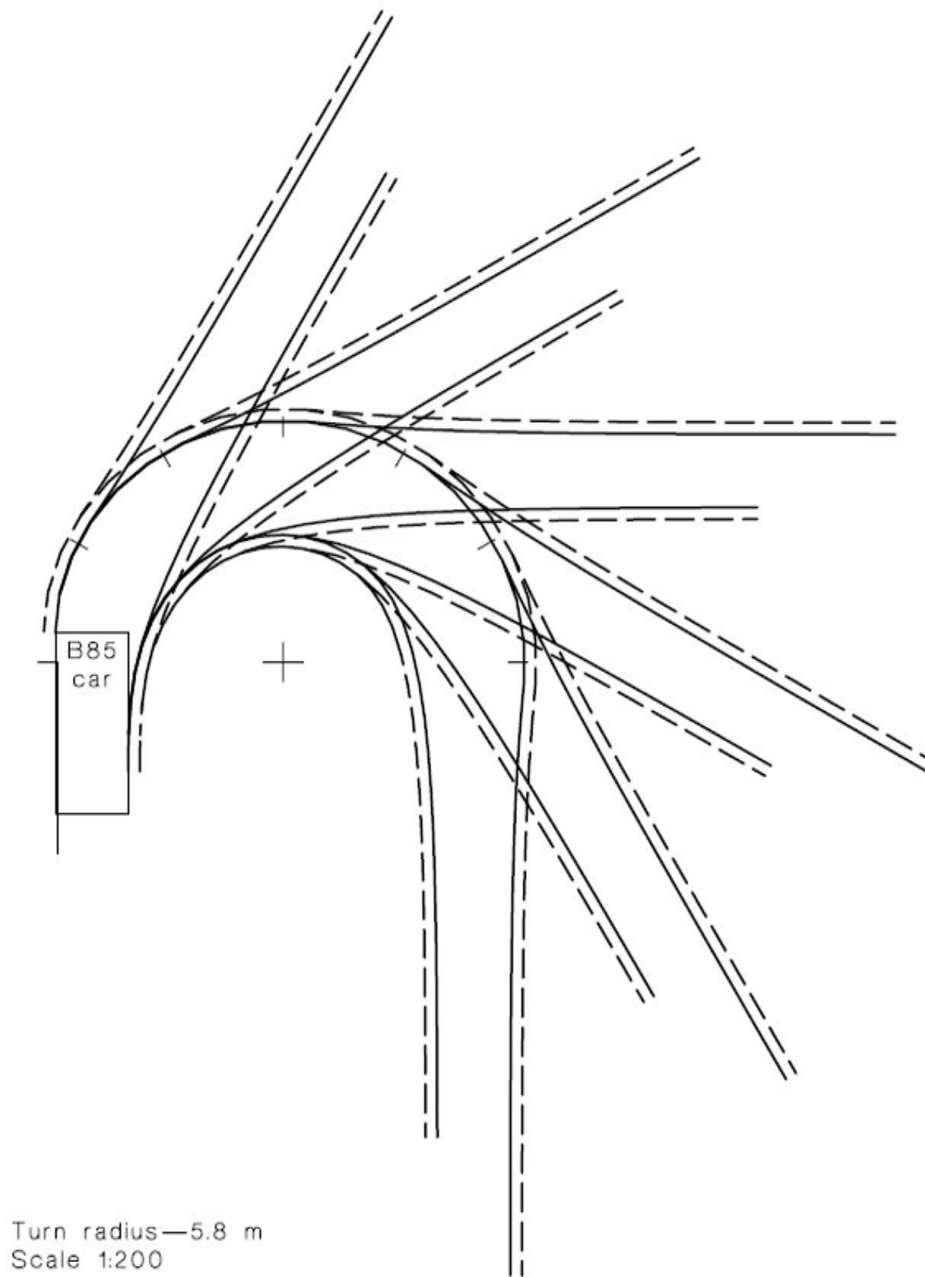
1. A, B, C and D refer to the gradients expressed either as a percentage or in degrees.
2. Low slung cars with ground effect features may not meet the criteria assumed in this design guide.
3. Buses are permitted lower clearance value of (A+B) or 6% of  $3.4^\circ$ .



29.14.3 Diagram 3 - Carpark Layouts



29.14.4 Diagram 4 – Vehicle Swept Path Design



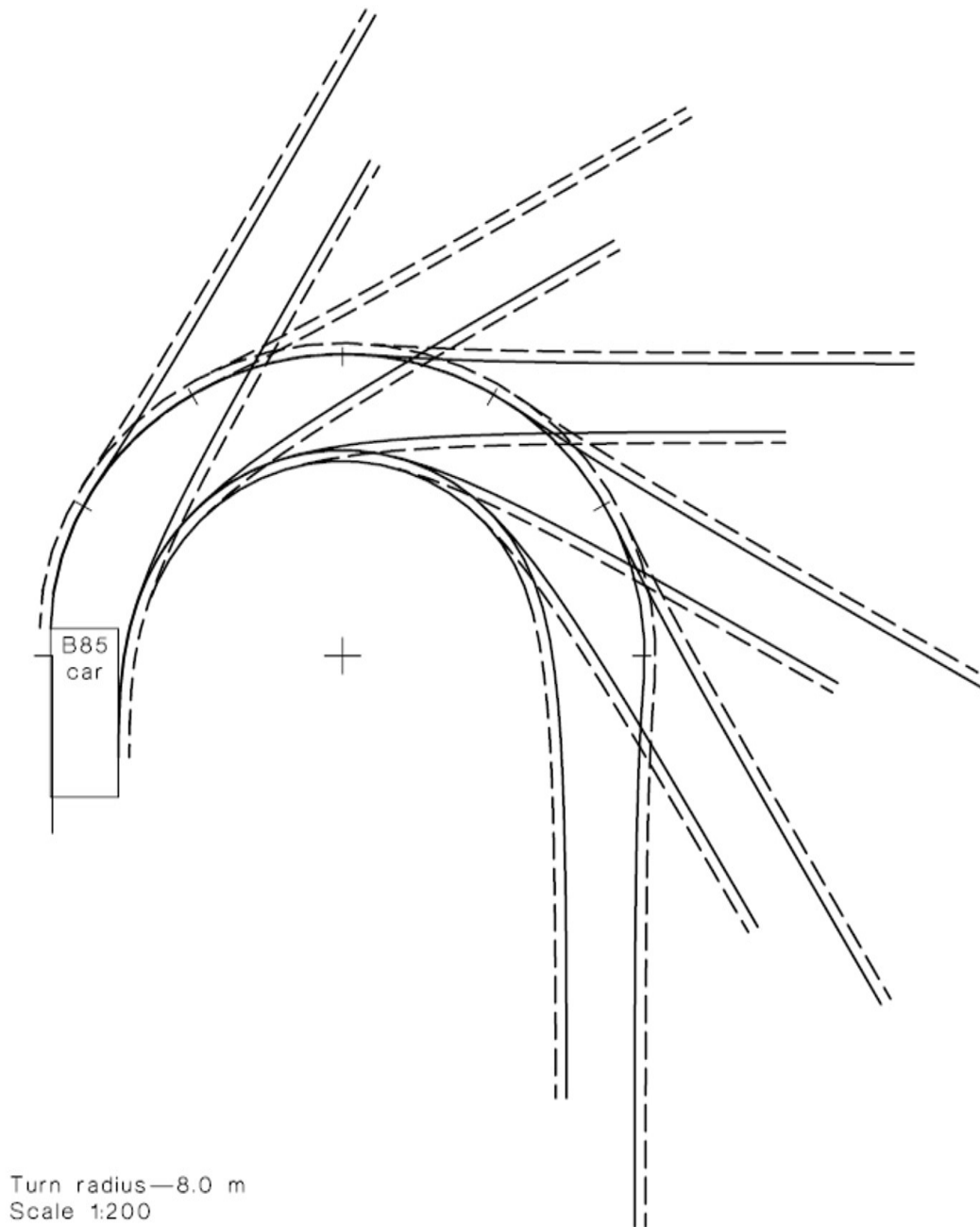
LEGEND:

- = Denotes the B85 base dimension swept path
- - - = Denotes the B85 design template which includes 2 x 300 mm manoeuvring clearances only

NOTE: This is the minimum radius turn for a B85 vehicle.

**Example of the B85 Design Template**

**5.8m Radius Turn**

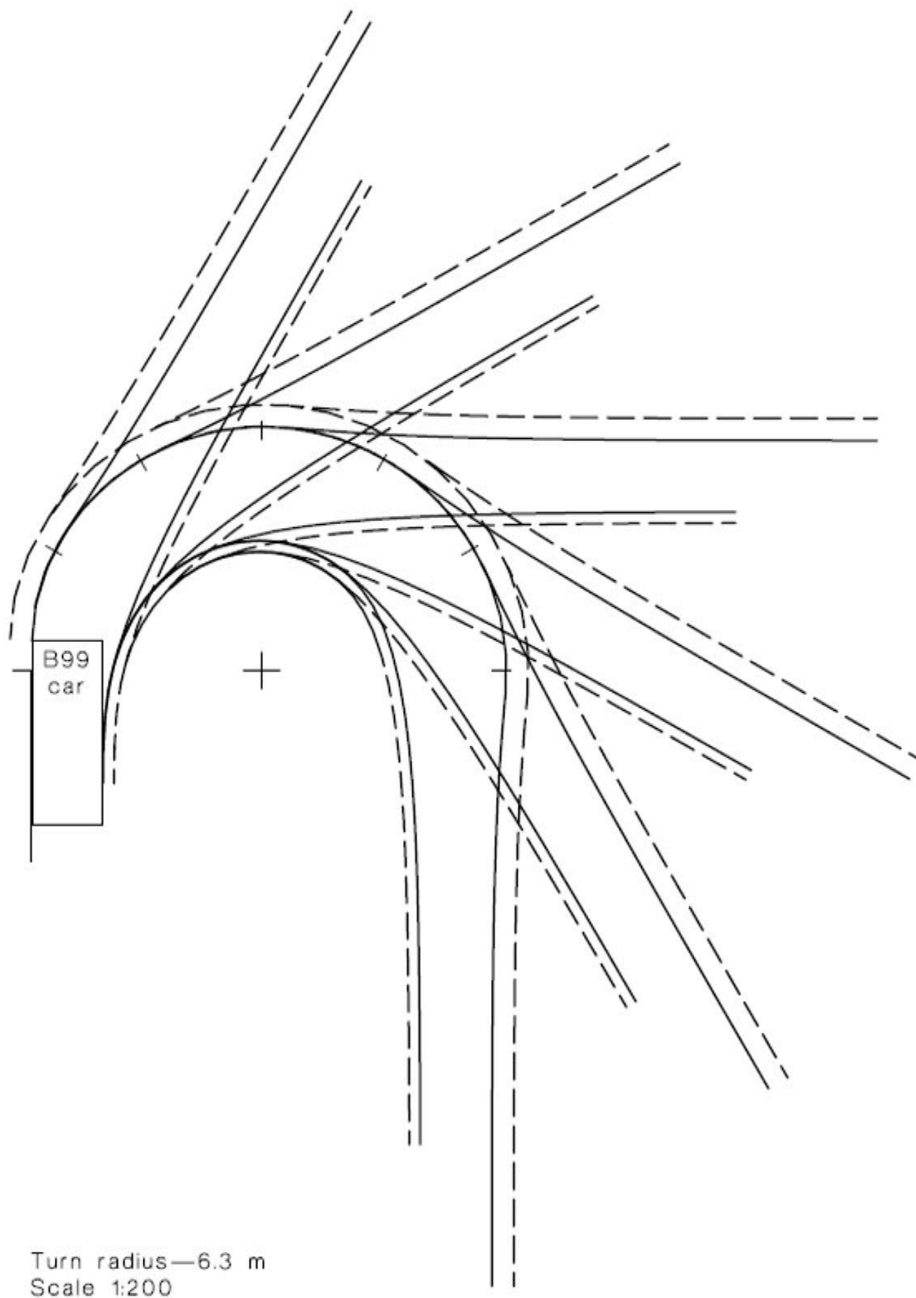


LEGEND:

- = Denotes the B85 base dimension swept path
- - - - - = Denotes the B85 design template which includes  
2 x 300 mm manoeuvring clearances only

**Example of the B85 Design Template**

**8.0m Radius Turn**



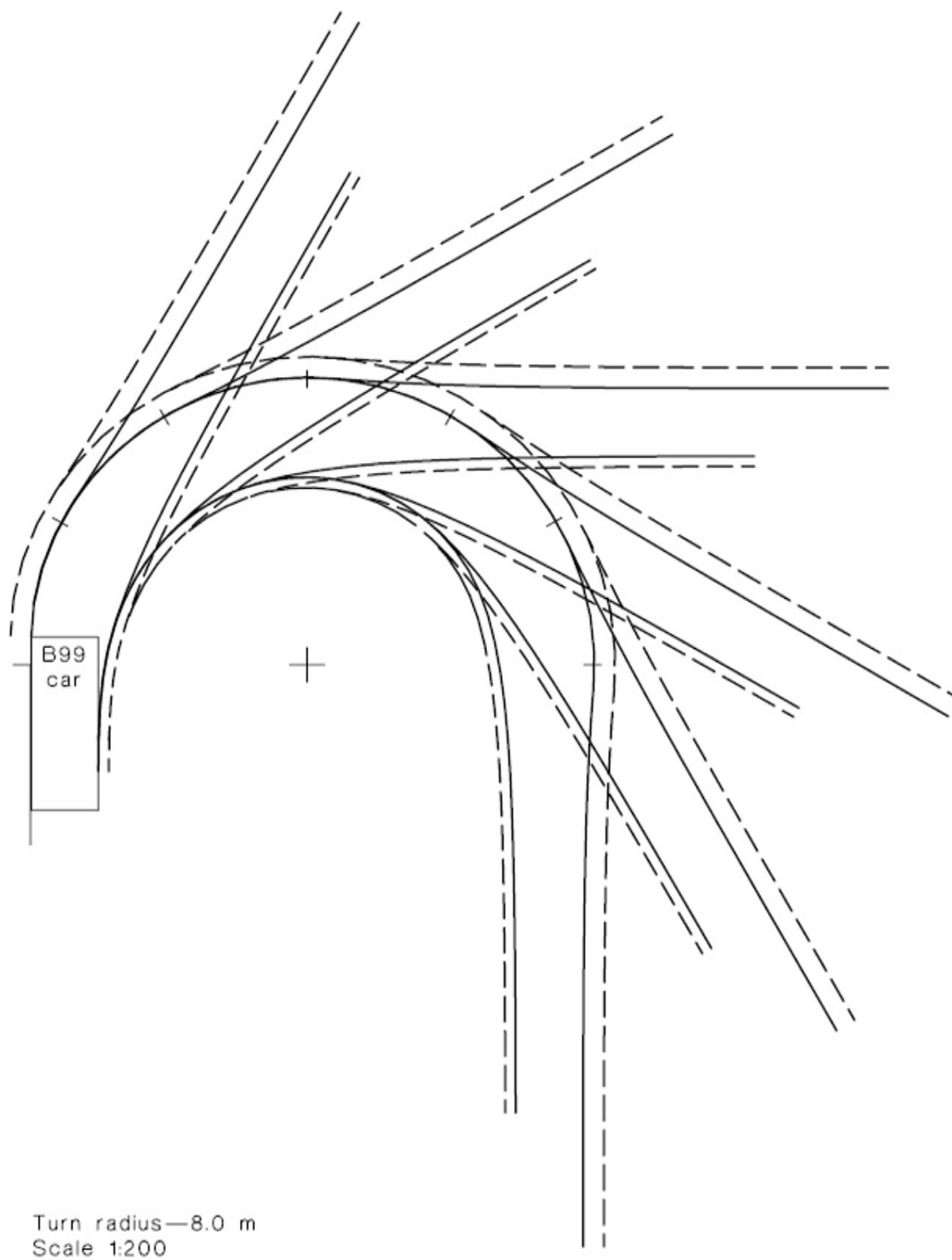
LEGEND:

- = Denotes the B99 base dimension swept path
- - - = Denotes the B99 design template which includes manoeuvring and circulation clearances, 300 mm on the inside and 600 mm on the outside

NOTE: This is the minimum radius turn for a B99 vehicle.

**Example of the B99 Design Template**

**6.3m Radius Turn**

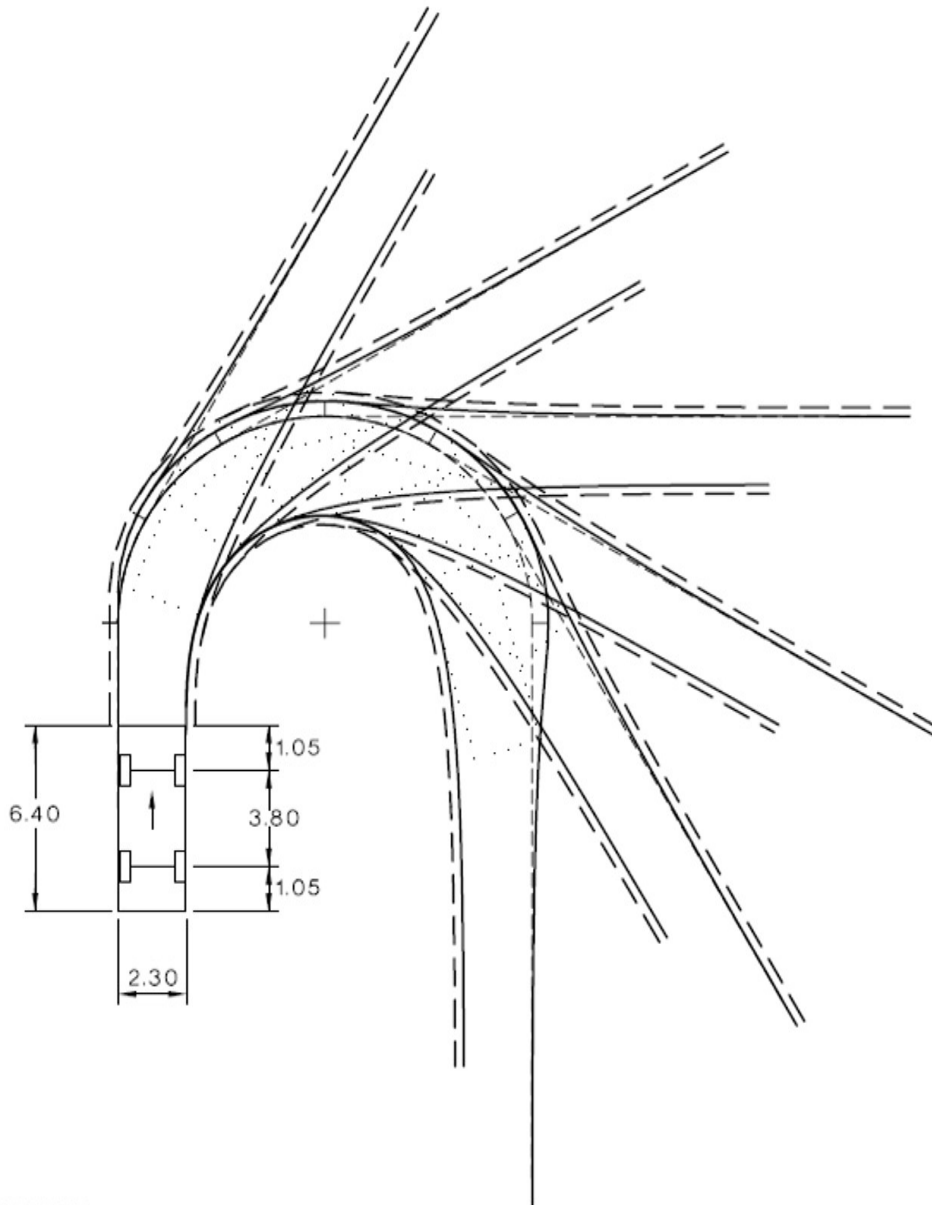


LEGEND:

- = Denotes the B99 base dimension swept path
- - - = Denotes the B99 design template which includes manoeuvring and circulation clearances, 300 mm on the inside and 600 mm on the outside

**Example of the B99 Design Template**

**8.0m Radius Turn**



LEGEND:

- = Swept path of vehicle body
- - - - = Swept path plus low speed manoeuvring clearance (300 mm both sides)
- ..... = Path of outer front wheel
- ..... = Successive positions of vehicle during turn

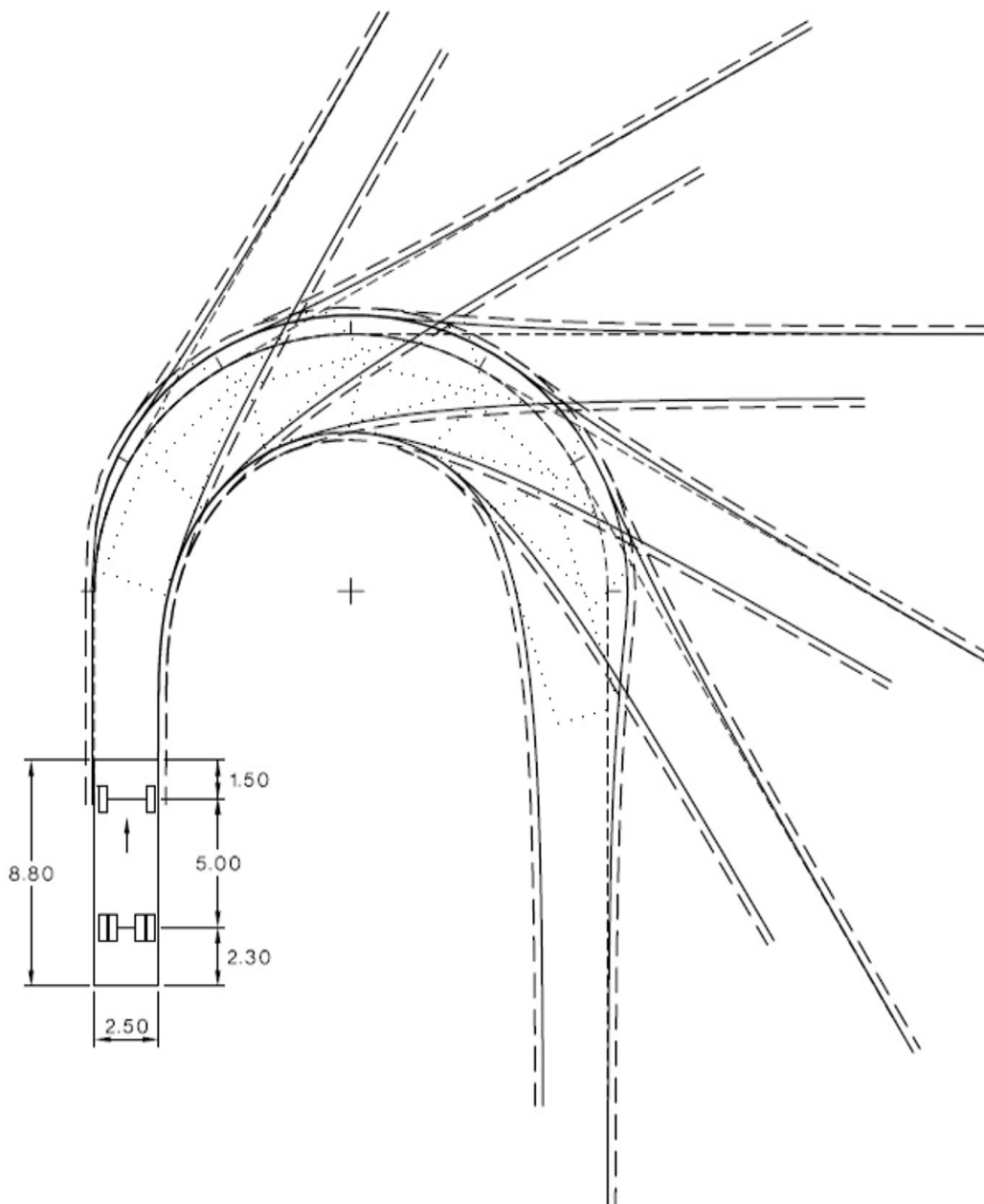
0 2 4 6 8 10 12 14 16 18 20

SCALE 1:250

DIMENSIONS IN METRES

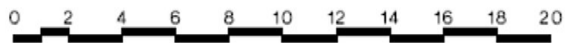
**Turning Path Template - Small Rigid Vehicle**

**Minimum Radius Turn (7.1m)**



LEGEND:

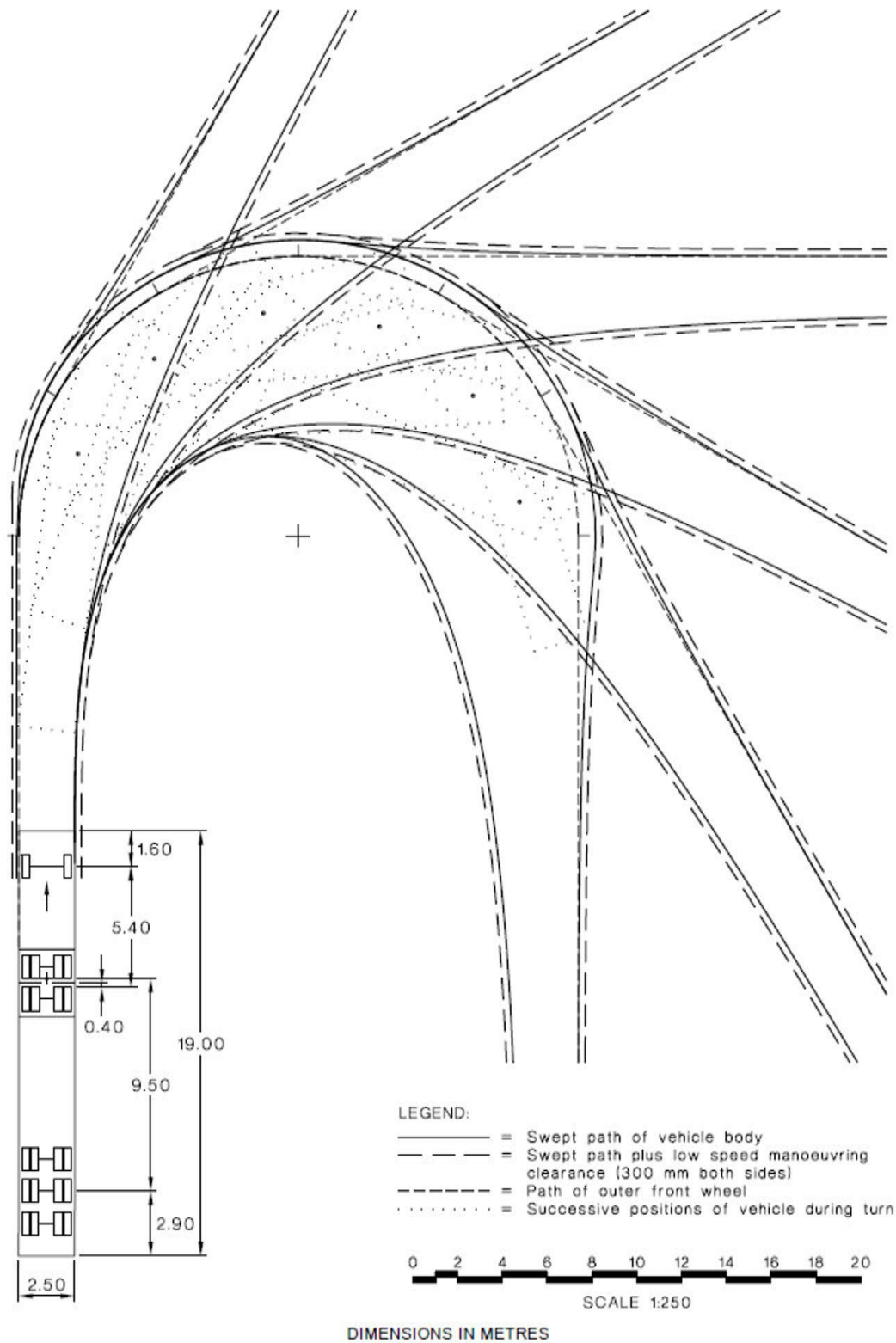
- = Swept path of vehicle body
- - - = Swept path plus low speed manoeuvring clearance (300 mm both sides)
- · - · = Path of outer front wheel
- · · · · = Successive positions of vehicle during turn



SCALE 1:250

DIMENSIONS IN METRES

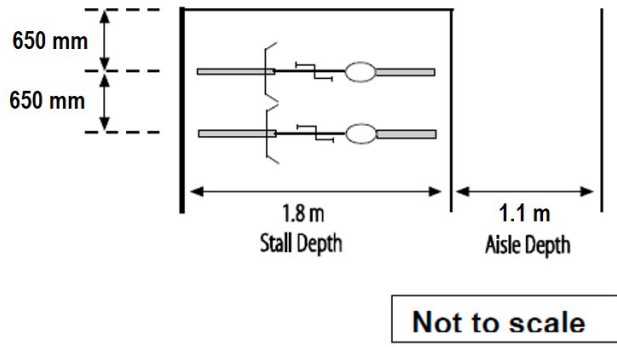
**Turning Path Template - Medium Rigid Vehicle**  
**Minimum Radius Turn (10m)**



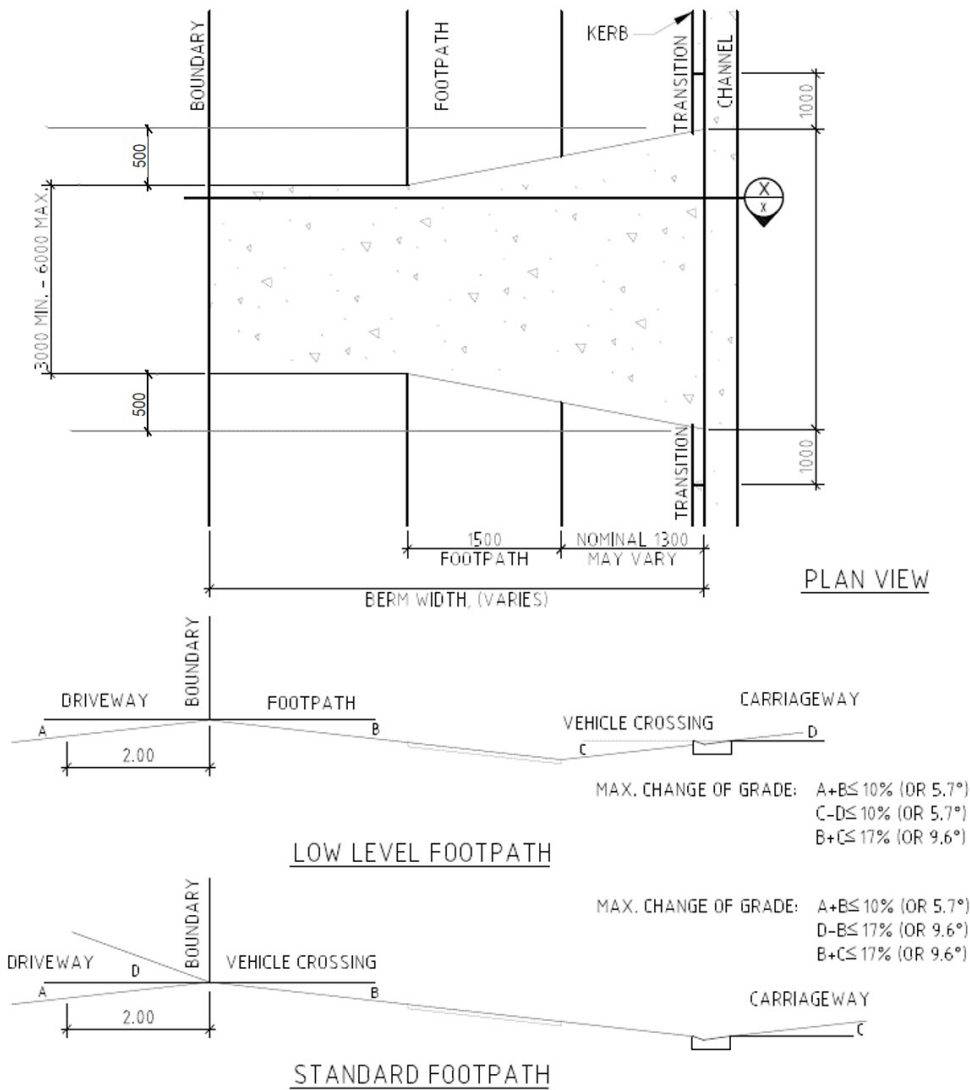
**Turning Path Template - Articulated Vehicle**  
**Minimum Radius Turn (12.5m)**



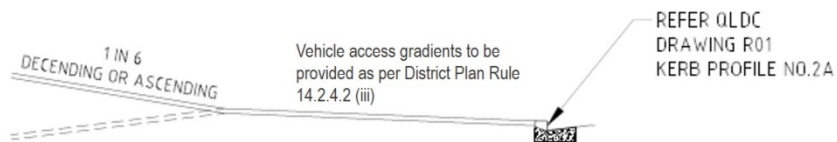
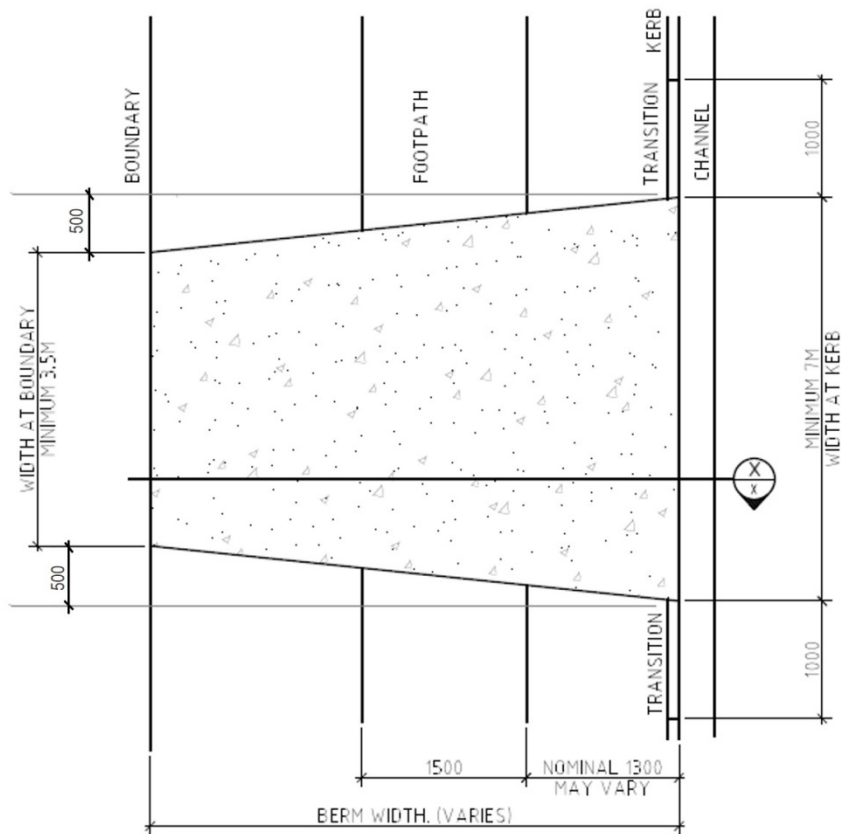
**29.14.5 Diagram 5 - Bicycle Parking Layout**



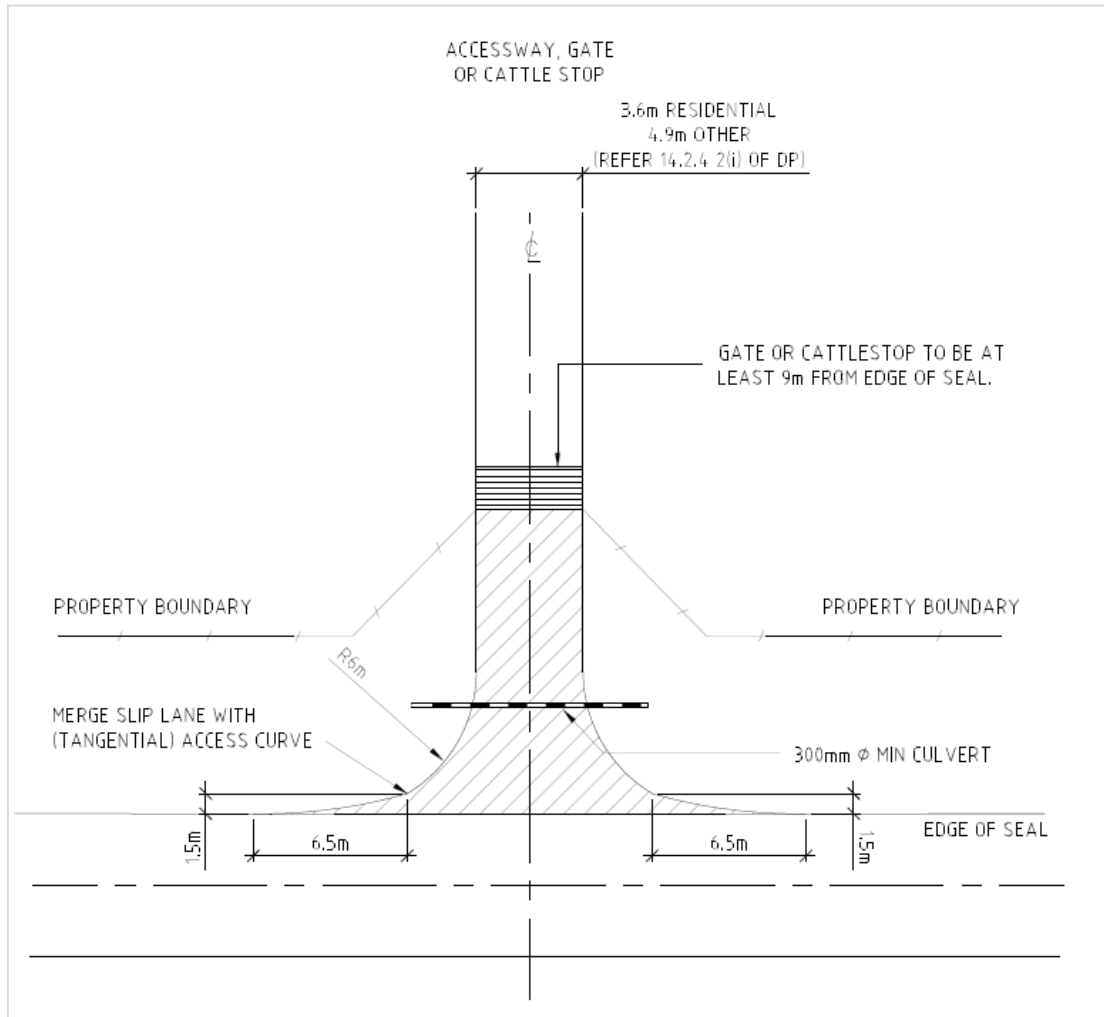
**29.14.6 Diagram 6 - Residential Vehicle Crossing**



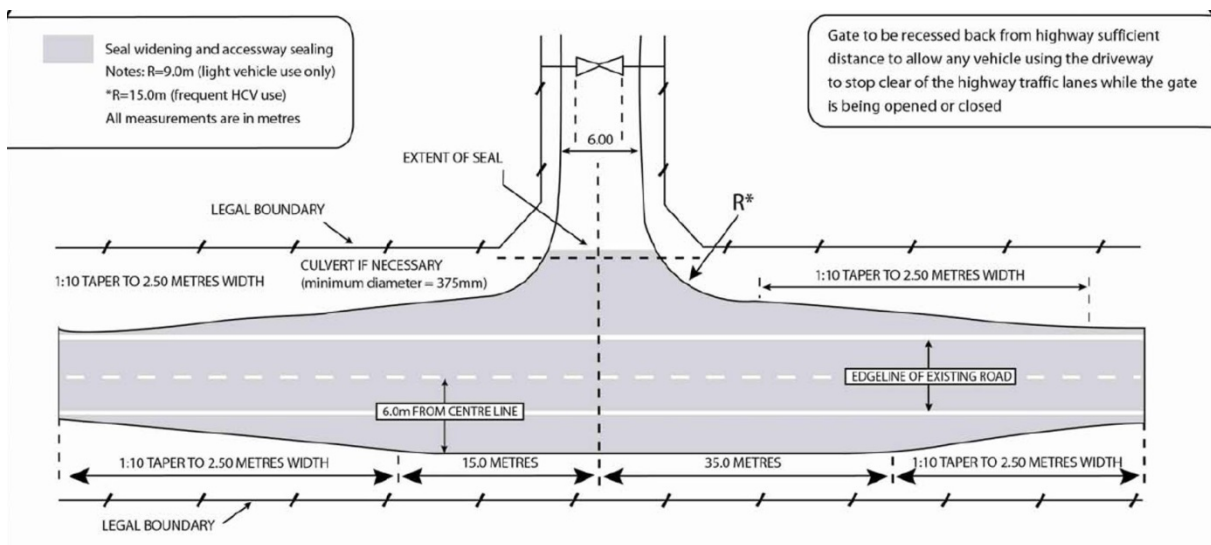
**29.14.7 Diagram 7 - Commercial Vehicle Crossing**



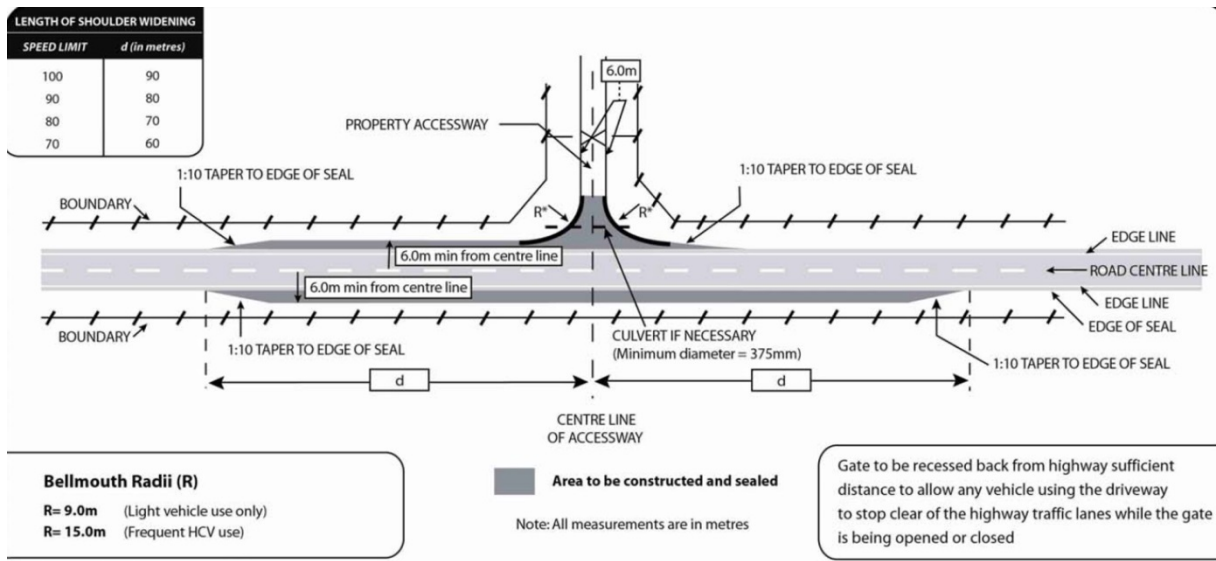
**29.14.8 Diagram 8 - Access Design**



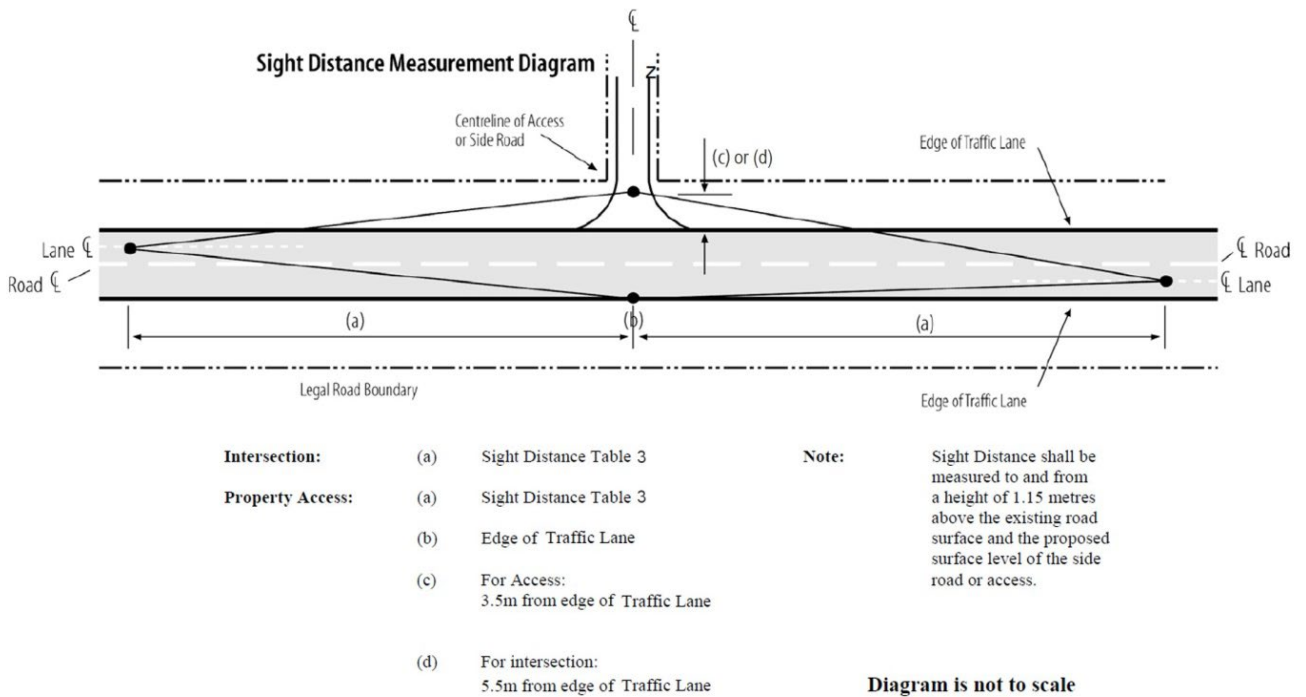
**29.14.9 Diagram 9 - Access Design**



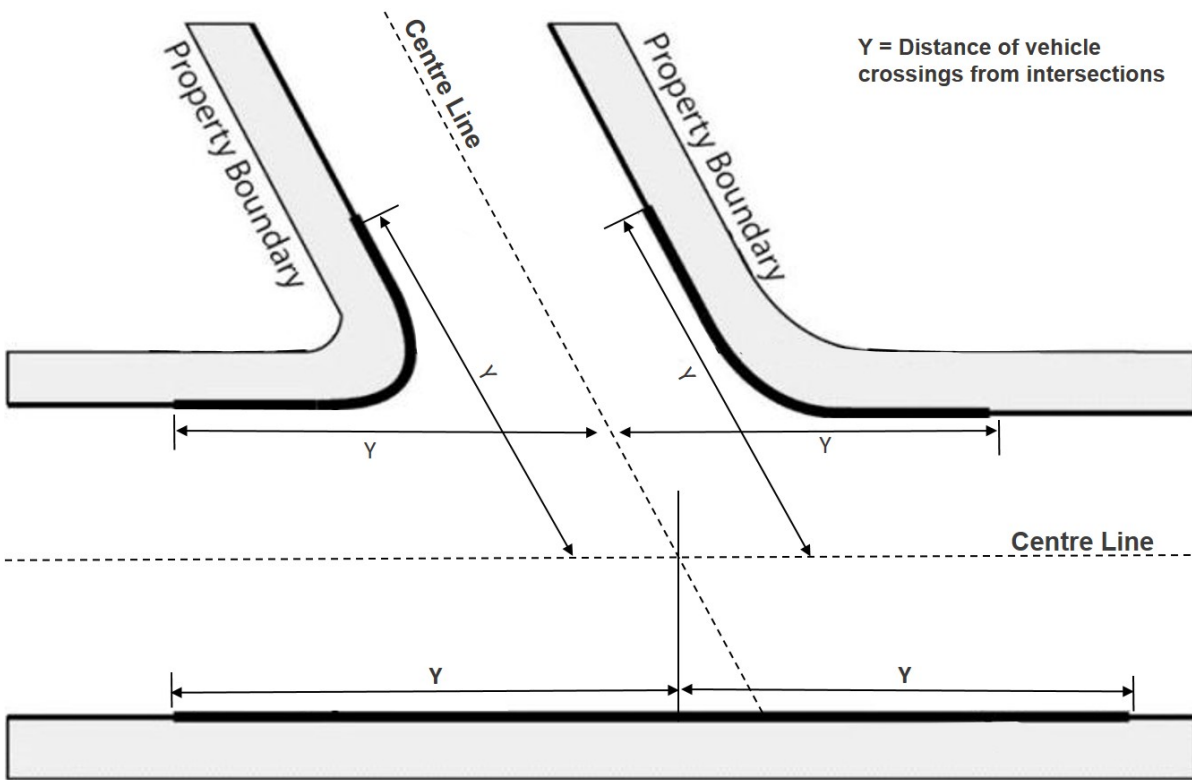
29.14.10 Diagram 10 - Access Design



29.14.11 Diagram 11 – Sight Distance Measurement Diagram



29.14.12 Diagram 12 – Sight Distance Measurement Diagram



## Variation to Stage 1 PDP Chapter 2 Definitions:

Underlined text for additions and ~~strike through~~ text for deletions.

<p><b>Park and Ride</b></p>	<p><del>Means an area to leave vehicles and transfer to public transport or car pool to complete the rest of a journey into an urban area.</del></p> <p>Means a parking area which is located and purposely designed to support the <u>frequent public transport network and to provide specifically for users of a public transport network who:</u></p> <ul style="list-style-type: none"> <li>• <u>travel by private vehicle to the park and ride parking area, then</u></li> <li>• <u>leave their vehicle at the facility and transfer to the frequent public transport network to continue their journey.</u></li> </ul> <p>Park and Ride <del>facilities</del><u>includes</u> car parking areas, public transport interchange and associated security measures, <u>bicycle parking</u>, fencing, lighting, ticketing systems, shelter and ticketing structures, landscape planting and earthworks.</p>
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### New Stage 2 PDP Chapter 2 Definitions

<p><b><u>Accessory car park (area)</u></b></p>	<p><u>Means parking that serves a supportive function to the primary activity and is located on the same site as the primary activity.</u></p>
<p><b><u>Active transport network</u></b></p>	<p><u>The network of commuter and recreational trails, pathways, and footpaths that provide for transport modes that rely on human power, including electric bicycles, primarily walking and cycling, and includes those that are located within and outside of the road network.</u></p>
<p><b><u>Balcony</u></b></p>	<p><u>Means a floor at other than ground level having at least one side completely open except for a balustrade of a maximum height of 1.2m above balcony floor level. The balcony may be roofed and shall have direct access to the residential unit it serves.</u></p>
<p><b><u>Elderly care home</u></b></p>	<p><u>Means a facility providing rest home care within the meaning of the Health and Disability Services (Safety) Act (2001), or a home for the residential care of older persons and/or any land or buildings used for the care of older persons within a retirement village.</u></p>
<p><b><u>Large Format Retail</u></b></p>	<p><u>Means any single retail tenancy which occupies 500m<sup>2</sup> or more of GFA. Refer definition of GFA.</u></p>
<p><b><u>Mobility parking space</u></b></p>	<p><u>Means a parking space designed and reserved for the exclusive use of people whose mobility is restricted and who have a mobility permit issued. It also means 'accessible park/parking' and 'disabled/disability park/parking' as referred to in various external standards and guidance documents.</u></p>
<p><b><u>Motor vehicle repair and servicing</u></b></p>	<p><u>Means land and/or buildings used for the servicing, repair (including panel beating and spray painting repair) of motor vehicles, agricultural machinery or boats and ancillary activities (including the sale and/or fitting of accessories).</u></p>
<p><b><u>Non-accessory parking</u></b></p>	<p><u>Parking that is provided as a principal activity on the site and is not accessory to any of the approved activities on the site. The parking may be:</u></p> <ul style="list-style-type: none"> <li>• <u>available to members of the public for a charge or fee</u></li> <li>• <u>reserved or leased.</u></li> </ul> <p><u>Excludes:</u></p> <ul style="list-style-type: none"> <li>• <u>Park and Ride</u></li> </ul> <p><u>Includes:</u></p> <ul style="list-style-type: none"> <li>• <u>short term, long term, and off-site parking</u></li> </ul>

<b><u>Off-site parking</u></b>	Parking on a site that is dedicated to the use of an activity taking place on another site and provides parking which would have otherwise been required or permitted on the same site as the activity.
<b><u>Professional Staff</u></b> (For the purposes of Chapter 29 only)	Means staff excluding administrative staff in relation to Health Care Services.
<b><u>Public amenities</u></b>	<p>Means, the following facilities established for the convenience and amenity of the public:</p> <ul style="list-style-type: none"> <li>• <u>landscaping and planting</u></li> <li>• <u>public toilets</u></li> <li>• <u>street furniture, including seating, and picnic tables</u></li> <li>• <u>bicycle stands</u></li> <li>• <u>fountains</u></li> <li>• <u>drinking fountains</u></li> <li>• <u>rubbish bins</u></li> <li>• <u>barbeques</u></li> <li>• <u>lighting</u></li> <li>• <u>shelters</u></li> <li>• <u>post boxes</u></li> <li>• <u>telephone booths</u></li> <li>• <u>showers and changing rooms</u></li> <li>• <u>playgrounds</u></li> <li>• <u>public artwork</u></li> </ul>
<b><u>Public transport facility</u></b>	<p>A facility for passenger movements on/off and between public transport services, including:</p> <ul style="list-style-type: none"> <li>• <u>Passenger waiting areas</u></li> <li>• <u>Shelters</u></li> <li>• <u>Public ferry terminals</u></li> <li>• <u>Ticketing and other passenger facilities</u></li> <li>• <u>Bus interchanges</u></li> </ul>
<b><u>Staff</u></b> (For the purposes of Chapter 29 only)	Means full time staff or full time staff equivalent. Provision for a full time staff equivalent is based on recognition of the fact that some businesses are operated in shifts.

<p><b><u>Transport infrastructure</u></b></p>	<p><u>Means:</u></p> <ul style="list-style-type: none"> <li>• <u>footpaths, footways and footbridges, bridges for roads, tunnels, retaining walls for roads;</u></li> <li>• <u>site access including vehicle crossings;</u></li> <li>• <u>the road carriageway including widening;</u></li> <li>• <u>bicycle paths and parking facilities, including electric bicycle and electric vehicle charging stations;</u></li> <li>• <u>road lighting and support structures;</u></li> <li>• <u>engineering measures (road markings, rumble strips, removal of roadside hazards, barriers, widened road margins, improving skid resistance, improving road geometry on bends and at intersections, fine tuning of signalised intersections, improving visibility at non-signalised intersections, fencing, speed humps, traffic separators);</u></li> <li>• <u>public transport facilities and systems and supporting ancillary equipment and structures including seats, shelters, real time information systems and ticketing facilities, bicycle storage, and cabinets;</u></li> <li>• <u>traffic control devices (including traffic islands, pedestrian crossings and roundabouts and intersection controls), traffic and cycle monitoring devices, traffic signals and support structures, cabinets and ancillary equipment associated with traffic signals;</u></li> <li>• <u>devices and structures to implement regulatory controls (no stopping, no overtaking, parking control, bus lane controls, vehicle restrictions) including parking meters and pay and display kiosks, and speed cameras and red light/traffic cameras; and</u></li> <li>• <u>parking; and</u></li> <li>• <u>any other structures required for transport activities on land in relation to the establishment of roads, cycleways, walkways, rail, or any other means,</u></li> </ul>
<p><b><u>Transport Network</u></b></p>	<p><u>Means the public roading network, all transport infrastructure, park and ride, public transport facilities, and the on-road and off-road public transport network and active transport network.</u></p>
<p><b><u>Unformed road</u></b> (For the purposes of Chapter 29 only)</p>	<p><u>Means land that is vested or dedicated as road that has never been formed in full or in part.</u></p>
<p><b><u>Vehicle control point</u></b> (For the purposes of Chapter 29 only)</p>	<p><u>Means a point on a vehicle access route controlled by a barrier (or similar means) at which a vehicle is required to stop, or a point where conflict with vehicles already on the site may arise. For example, a point where vehicles on the access route may need to wait for a vehicle reversing from a parking space on the site or queueing for a service station filling point).</u></p>
<p><b><u>Public water ferry service</u></b></p>	<p><u>Means a ferry service for the carriage of passengers for hire or reward, which is available to the public generally and is operated to a fixed regular schedule, including during normal commuting hours, runs between various stops and provides the ability for passengers to embark and disembark from the vessel at those various stops, but does not include any such service that:</u></p> <ul style="list-style-type: none"> <li>• <u>is contracted or funded by the Ministry of Education for the sole or primary purpose of transporting school children to and from school; or</u></li> <li>• <u>is operated for the sole or primary purpose of transporting passengers to or from a predetermined event.</u></li> </ul> <p><u>The definition is limited to that part of the ferry service that occurs on the surface of the water and excludes any associated activity that occurs on land or on a structure attached to land, including the lake bed.</u></p>



## **2.2 Acronyms Used in the District Plan**

Listed below are acronyms used within the plan. They do not include the acronyms of names of activity areas identified within structure plans adopted under the PDP.

- CPTED = Crime Prevention Through Environmental Design
- Ecm = Equivalent car movements
- GFA = Gross Floor Area
- NZTA = New Zealand Transport Agency
- PFA = Public Floor Area
- Vpd = Vehicles per day

# Variation to Stage 1 PDP Chapter 37 Designations:

Underlined text for additions and ~~strike through~~ text for deletions.

## 37.2 Schedule of Designations

~~All Queenstown Lakes District Council Roads are deemed to be designated for the purpose of road.~~

### ~~A.1 Stopped Roads~~

~~Council shall stop all roads in accordance with either the Local government Act 1974 or the Public Works Act 1981.~~

~~Where the boundary of a legal road is re-aligned, or a legal road is stopped, the Council shall apply to the land no longer designated road a zone(s), in accordance with one or more of the following provisions: (i) Zoning shall be that which best accommodates any existing land use activities on the site of the stopped road, and which cause no more than minor effect to the environment; and/or (ii) Zoning shall reflect any topographical or natural features that constitute logical reason for zoning; and/or (iii) Stopped roads shall be zoned in accordance with the adjoining zone of least intensive development potential (refer to Table A.1).~~

~~Table A.1 – Least Intensive District Zoning to most Intensive District Zoning (i) Rural (ii) gibbston Character (iii) Rural Lifestyle/Bendemeer (iv) Rural Residential (v) Resort/Rural Visitor (vi) Arrowtown Residential Historic Management (vii) Township (viii) Low Density Residential/Penrith park (ix) High Density Residential/Medium Density (x) Corner Shopping Centre (xi) Industrial (xii) Business (xiii) Remarkables park (xiv) Town Centre (xv) Airport Mixed Use.~~

## Variation to Stage 1 PDP Chapter 21 Rural Zone:

Underlined text for additions and ~~strike through~~ text for deletions.

<u>21.15.5</u>	<b><u>Public water ferry services</u></b> <u>Discretion is restricted to:</u> <ul style="list-style-type: none"><li>• <u>Effects on the transport network.</u></li><li>• <u>Effects on navigational safety.</u></li><li>• <u>Location, scale, and intensity of the activity.</u></li><li>• <u>Effects on landscape and amenity values.</u></li><li>• <u>Congestion and safety, including effects on other commercial operators and recreational users.</u></li><li>• <u>Waste disposal.</u></li><li>• <u>Cumulative effects.</u></li></ul>	<u>RD</u>
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# Variation to Stage 1 PDP Chapter 12 Queenstown Town Centre:

Underlined text for additions and ~~strike through~~ text for deletions.

<b>12.4.7</b>	12.4.7.4 <u>Public water ferry services (surface of water activity only) within the Queenstown Town Centre Waterfront Sub-Zone as shown on the Planning Maps.</u> <u>In respect of 12.4.7.4, discretion is restricted to:</u> a. <u>Effects on the transport network.</u> b. <u>Effects on navigational safety.</u> c. <u>Location, scale and, intensity of the activity.</u> d. <u>Effects on landscape and amenity values.</u> e. <u>Congestion and safety, including effects on other commercial operators and recreational users.</u> f. <u>Waste disposal.</u> g. <u>Cumulative effects.</u>	<u>RD</u>
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## Variation to Stage 1 PDP Chapter 9 High Density Residential:

Underlined text for additions and ~~strike through~~ text for deletions.

9.2.6.5 A reduction in parking requirements may be considered in Queenstown and Wanaka where a site is located within ~~400~~ 800 m of a bus stop or the edge of a town centre zone.

## Variation to Stage 1 PDP Planning Maps:

Roads shown on the Stage 2 planning maps are based on a data set that corrects and updates the spatial extent of roads notified in Stage 1. The spatial extent of Stage 1 zones have in some instances been varied as a consequence of new roads having been created or existing roads having been stopped since the Proposed District Plan planning maps were notified in Stage 1 of the review.

GISID	MAP NUMBER	OLD LEGAL DESCRIPTION	STAGE 1 PDP	NEW LEGAL DESCRIPTION	Operative DP Zone	STAGE 2 PDP	ROAD NAME	AREA SqM
1997	13		ROAD	Sec 1, SO 495820, 1234m <sup>2</sup>	Industrial A			924.7
1998	13		ROAD	Sec 1, SO 495820, 1234m <sup>2</sup>	Industrial A			44.7
1999	13		ROAD	Sec 2, SO 495820, 62m <sup>2</sup>	Industrial A			23.3
2000	13	Lot 12, DP 322851, 2616m <sup>2</sup>	ROAD	Sec 2, SO 495820, 62m <sup>2</sup>	Industrial A			13.7
2001	13		ROAD	Sec 2, SO 495820, 62m <sup>2</sup>	Industrial A			24.9
13	10		Rural			ROAD	Crown Range Rd	348.1
15	10	Section 4, SO 342162, 956.2400Ha	Rural			ROAD	Crown Range Rd	115.7
31	10	Crown Land Block VII Cardrona Survey District, , 1.3470~Ha	Rural	Sec 13, SO 467007, 1772m <sup>2</sup>		ROAD	Cardrona Valley Rd	1776.7
32	10	Crown Land Block III Crown Survey District, , 1.4521~Ha	WATER	Sec 78, SO 357952, 22m <sup>2</sup>		ROAD	Crown Range Rd	21.3
34	10	Crown Land Block III Crown Survey District, , 1.5390~Ha	Rural	Sec 58, SO 357952, 5766m <sup>2</sup>		ROAD	Crown Range Rd	5586.9
42	10	Section 41, SO 342162, 1.4150Ha	Rural	Sec 44, SO 357952, 44m <sup>2</sup>		ROAD	Crown Range Rd	44.7
43	10	Section 1 Blk III, Crown SD, 132.7369Ha	Rural	Sec 74, SO 357952, 243m <sup>2</sup>		ROAD	Crown Range Rd	244.5
44	10	Section 27 Blk VII, Cardrona SD, 21.2460Ha	Rural	Sec 1, SO 467007, 335m <sup>2</sup>		ROAD	Cardrona Valley Rd	336.9

GISID	MAP NUMBER	OLD LEGAL DESCRIPTION	STAGE 1 PDP	NEW LEGAL DESCRIPTION	Operative DP Zone	STAGE 2 PDP	ROAD NAME	AREA SqM
48	10	Section 45, SO 342162, 2360m <sup>2</sup>	Rural	Sec 36, SO 357952, 186m <sup>2</sup>		ROAD	Crown Range Rd	176.8
57	10	Crown Land Block III Crown Survey District, , 1.0208~Ha	Rural	Sec 84, SO 357952, 366m <sup>2</sup>		ROAD	Crown Range Rd	368.4
63	10	Section 47, SO 342162, 1170m <sup>2</sup>	Rural	Sec 29, SO 357952, 73m <sup>2</sup>		ROAD	Crown Range Rd	72.7
65	10	Section 41, SO 342162, 1.4150Ha	Rural	Sec 48, SO 357952, 73m <sup>2</sup>		ROAD	Crown Range Rd	73.4
67	10	Pt, RUN 25, 5626.5295~Ha	Rural	Sec 49, SO 357952, 298m <sup>2</sup>		ROAD	Crown Range Rd	298.9
79	10	Section 4, SO 342162, 956.2400Ha	Rural	Sec 31, SO 357952, 1812m <sup>2</sup>		ROAD	Crown Range Rd	1815.9
90	10	Section 41, SO 342162, 1.4150Ha	Rural	Sec 45, SO 357952, 164m <sup>2</sup>		ROAD	Crown Range Rd	164.4
91	10	Crown Land Block III Crown Survey District, , 4852~m <sup>2</sup>	Rural	Sec 63, SO 357952, 288m <sup>2</sup>		ROAD	Crown Range Rd	126.2
92	10		Rural	Sec 63, SO 357952, 288m <sup>2</sup>		ROAD	Crown Range Rd	51.0
98	10	Pt, RUN 340B, 5751.2176~Ha	Rural	Sec 18, SO 467007, 373m <sup>2</sup>		ROAD	Cardrona Valley Rd	373.7
101	10	Section 4, SO 342162, 956.2400Ha	Rural	Sec 38, SO 357952, 266m <sup>2</sup>		ROAD	Crown Range Rd	258.3
117	10	Pt, RUN 25, Total 7266.1307Ha	Rural			ROAD	Crown Range Rd	1584.9
118	10	Pt, RUN 25, 5626.5295~Ha	Rural			ROAD	Crown Range Rd	823.9

GISID	MAP NUMBER	OLD LEGAL DESCRIPTION	STAGE 1 PDP	NEW LEGAL DESCRIPTION	Operative DP Zone	STAGE 2 PDP	ROAD NAME	AREA SqM
121	10		Rural			ROAD	Crown Range Rd	22.4
149	10		WATER	Sec 43, SO 357952, 198m <sup>2</sup>		ROAD	Crown Range Rd	189.8
152	10	Section 2 Blk III, Crown SD, 152.3641Ha	Rural	Sec 57, SO 357952, 413m <sup>2</sup>		ROAD	Crown Range Rd	411.4
154	10	Pt, RUN 25, 5626.5295~Ha	Rural	Sec 28, SO 357952, 59m <sup>2</sup>		ROAD	Crown Range Rd	92.5
168	10	Pt, RUN 25, 5626.5295~Ha	Rural	Sec 26, SO 357952, 143m <sup>2</sup>		ROAD	Crown Range Rd	145.0
170	10	Section 4, SO 342162, 956.2400Ha	Rural	Sec 52, SO 357952, 2231m <sup>2</sup>		ROAD	Crown Range Rd	2235.3
176	10		WATER	Sec 42, SO 357952, 333m <sup>2</sup>		ROAD	Crown Range Rd	227.3
177	10	Section 2 Blk III, Crown SD, 152.3641Ha	Rural	Sec 68, SO 357952, 811m <sup>2</sup>		ROAD	Crown Range Rd	700.2
178	10	Crown Land Block III Crown Survey District, , 1.5390~Ha	Rural	Sec 68, SO 357952, 811m <sup>2</sup>		ROAD	Crown Range Rd	12.3
181	10	Crown Land Block VII Cardrona Survey District, , 6.4114~Ha	Rural	Sec 7, SO 467007, 1009m <sup>2</sup>		ROAD	Cardrona Valley Rd	1001.7
187	10	Section 48, SO 342162, 1300m <sup>2</sup>	Rural	Sec 25, SO 357952, 90m <sup>2</sup>		ROAD	Crown Range Rd	90.3
188	10	Pt, RUN 25, 5626.5295~Ha	Rural	Sec 24, SO 357952, 1869m <sup>2</sup>		ROAD	Crown Range Rd	1542.7
189	10		Rural	Sec 24, SO 357952, 1869m <sup>2</sup>		ROAD	Crown Range Rd	255.2



<b>GISID</b>	<b>MAP NUMBER</b>	<b>OLD LEGAL DESCRIPTION</b>	<b>STAGE 1 PDP</b>	<b>NEW LEGAL DESCRIPTION</b>	<b>Operative DP Zone</b>	<b>STAGE 2 PDP</b>	<b>ROAD NAME</b>	<b>AREA SqM</b>
191	10	Section 4, SO 342162, 956.2400Ha	Rural	Sec 39, SO 357952, 301m <sup>2</sup>		ROAD	Crown Range Rd	302.0
200	10	Section 46, SO 342162, 2520m <sup>2</sup>	Rural	Sec 32, SO 357952, 159m <sup>2</sup>		ROAD	Crown Range Rd	159.6
201	10	Crown Land Block III Crown Survey District, , 1.0208~Ha	Rural	Sec 80, SO 357952, 257m <sup>2</sup>		ROAD	Crown Range Rd	241.4
219	10	Pt, RUN 25, Total 7266.1307Ha	Rural	Sec 50, SO 357952, 107m <sup>2</sup>		ROAD	Crown Range Rd	105.8
230	10	Section 4, SO 342162, 956.2400Ha	Rural	Sec 30, SO 357952, 83m <sup>2</sup>		ROAD	Crown Range Rd	82.8
237	10		WATER	Sec 66, SO 357952, 5m <sup>2</sup>		ROAD	Crown Range Rd	30.7
238	10	Section 27 Blk VII, Cardrona SD, 21.2460Ha	Rural	Sec 6, SO 467007, 2180m <sup>2</sup>		ROAD	Cardrona Valley Rd	2183.1
240	10	Pt, RUN 25, Total 7266.1307Ha	Rural	Sec 54, SO 357952, 156m <sup>2</sup>		ROAD	Crown Range Rd	156.0
244	10	Section 27 Blk VII, Cardrona SD, 21.2460Ha	Rural	Sec 3, SO 467007, 134m <sup>2</sup>		ROAD	Cardrona Valley Rd	134.4
248	10	Pt, RUN 25, Total 7266.1307Ha	Rural	Sec 53, SO 357952, 245m <sup>2</sup>		ROAD	Crown Range Rd	246.1
258	10	Pt, RUN 25, 5626.5295~Ha	Rural	Sec 41, SO 357952, 3159m <sup>2</sup>		ROAD	Crown Range Rd	3276.8
261	10	Section 2, SO 24173, 71.0000Ha	Rural			ROAD	Cardrona Valley Rd	27.8
268	10	Pt, RUN 25, 5626.5295~Ha	WATER	Sec 23, SO 357952, 1577m <sup>2</sup>		ROAD	Crown Range Rd	12.3

<b>GISID</b>	<b>MAP NUMBER</b>	<b>OLD LEGAL DESCRIPTION</b>	<b>STAGE 1 PDP</b>	<b>NEW LEGAL DESCRIPTION</b>	<b>Operative DP Zone</b>	<b>STAGE 2 PDP</b>	<b>ROAD NAME</b>	<b>AREA SqM</b>
269	10		WATER	Sec 23, SO 357952, 1577m <sup>2</sup>		ROAD	Crown Range Rd	1648.0
270	10	Section 41, SO 342162, 1.4150Ha	Rural	Sec 46, SO 357952, 231m <sup>2</sup>		ROAD	Crown Range Rd	231.6
271	10	Section 45, SO 342162, 2360m <sup>2</sup>	Rural	Sec 33, SO 357952, 330m <sup>2</sup>		ROAD	Crown Range Rd	301.2
277	10	Section 1 Blk III, Crown SD, 132.7369Ha	Rural	Sec 75, SO 357952, 146m <sup>2</sup>		ROAD	Crown Range Rd	146.3
280	10	Pt, RUN 25, 5626.5295~Ha	Rural	Sec 19, SO 357952, 15m <sup>2</sup>		ROAD	Crown Range Rd	14.9
289	10	Section 27 Blk VII, Cardrona SD, 21.2460Ha	Rural	Sec 5, SO 467007, 1108m <sup>2</sup>		ROAD	Cardrona Valley Rd	1109.9
306	10	Pt, RUN 25, 5626.5295~Ha	Rural	Sec 22, SO 357952, 67m <sup>2</sup>		ROAD	Crown Range Rd	30.5
310	10	Crown Land Blk I, Knuckle Peak SD, 8604~m <sup>2</sup>	Rural	Sec 72, SO 357952, 320m <sup>2</sup>		ROAD	Crown Range Rd	351.6
312	10	Section 28 Blk VII, Cardrona SD, 8600m <sup>2</sup>	Rural	Sec 8, SO 467007, 29m <sup>2</sup>		ROAD	Cardrona Valley Rd	28.9
326	10	Section 4, SO 342162, 956.2400Ha	Rural	Sec 35, SO 357952, 27m <sup>2</sup>		ROAD	Crown Range Rd	38.4
1743	10	Section 11, SO 459834, 357.3183Ha	Rural			ROAD	Crown Range Rd	17.7
1915	11	Lot 2, DP 474192, 299.2370Ha	Rural			ROAD	Luggate-Cromwell Rd	11585.4
3646	11	Lot 2, DP 474192, 299.2370Ha	Rural	Lot 100, DP 504734, 2.5094Ha		ROAD	Luggate-Cromwell Rd	17207.1

GISID	MAP NUMBER	OLD LEGAL DESCRIPTION	STAGE 1 PDP	NEW LEGAL DESCRIPTION	Operative DP Zone	STAGE 2 PDP	ROAD NAME	AREA SqM
4478	11	Lot 2, DP 474192, 299.2370Ha	Rural			ROAD	Luggate-Cromwell Rd	3316.7
27	12	Section 2 Blk XII, Mid Wakatipu SD, 5.8949Ha	Rural	Sec 2, SO 471631, 126m <sup>2</sup>		ROAD	Glenorchy-Queenstown Rd	126.7
51	12	Pt Reserve A Blk XIII, Mid Wakatipu SD, 15.3063~Ha	Rural	Sec 7, SO 471631, 199m <sup>2</sup>		ROAD	Glenorchy-Queenstown Rd	199.5
83	12	Section 37 Blk XIII, Mid Wakatipu SD, 4.9150Ha	Rural	Sec 5, SO 471631, 522m <sup>2</sup>		ROAD	Glenorchy-Queenstown Rd	524.1
85	12	Pt Reserve A Blk XII, Mid Wakatipu SD, 90.9909~Ha	Rural	Sec 1, SO 471631, 865m <sup>2</sup>		ROAD	Glenorchy-Queenstown Rd	867.5
129	12	Section 36 Blk XIII, Mid Wakatipu SD, 98.2000Ha	Rural			ROAD	Glenorchy-Queenstown Rd	43.9
130	12	, RUN 346A, 6.0039~Ha	Rural			ROAD	Glenorchy-Queenstown Rd	150.4
138	12	, RUN 346A, 2679.9486~Ha	Rural			ROAD	Glenorchy-Queenstown Rd	799.8
150	12	Section 36 Blk XIII, Mid Wakatipu SD, 98.2000Ha	Rural	Sec 6, SO 471631, 224m <sup>2</sup>		ROAD	Glenorchy-Queenstown Rd	224.9
249	12	Pt, RUN 706, 4332.9595~Ha	Rural	Sec 3, SO 471631, 2679m <sup>2</sup>		ROAD	Glenorchy-Queenstown Rd	2686.3
3	13	Pt Section 1, SO 342162, 222.4497Ha	Rural	Sec 4, SO 357952, 260m <sup>2</sup>		ROAD	Crown Range Rd	261.0
11	13	Section 8, SO 342162, 365.9500Ha	Rural			ROAD	Crown Range Rd	162.1
86	13	Section 2, SO 342162, 199.8700Ha	Rural	Sec 7, SO 357952, 122m <sup>2</sup>		ROAD	Crown Range Rd	122.8

<b>GISID</b>	<b>MAP NUMBER</b>	<b>OLD LEGAL DESCRIPTION</b>	<b>STAGE 1 PDP</b>	<b>NEW LEGAL DESCRIPTION</b>	<b>Operative DP Zone</b>	<b>STAGE 2 PDP</b>	<b>ROAD NAME</b>	<b>AREA SqM</b>
235	13	Section 2, SO 342162, 199.8700Ha	Rural	Sec 3, SO 357952, 122m <sup>2</sup>		ROAD	Crown Range Rd	122.2
239	13	Pt, RUN 25, 5626.5295~Ha	Rural	Sec 1, SO 476808, 2564m <sup>2</sup>		ROAD	Crown Range Rd	2558.8
281	13	Section 4, SO 342162, 956.2400Ha	Rural	Sec 17, SO 357952, 492m <sup>2</sup>		ROAD	Crown Range Rd	493.9
325	13	Section 2, SO 342162, 199.8700Ha	Rural	Sec 10, SO 357952, 528m <sup>2</sup>		ROAD	Crown Range Rd	526.6
2453	13	Section 5, SO 461463, 7655m <sup>2</sup>	Frankton Flats	Lot 100, DP 494556, 1504m <sup>2</sup>		ROAD	Hawthorne Dr	1505.7
2456	13	Section 6, SO 461463, 17.4653Ha	Frankton Flats	Lot 101, DP 494556, 4065m <sup>2</sup>		ROAD	Hawthorne Dr	4067.9
2602	13	Lot 3, DP 22742, 1.2000Ha	Frankton Flats	Lot 102, DP 495348, 778m <sup>2</sup>		ROAD	Hawthorne Dr	779.2
3152	13	Section 26 Blk II, Shotover SD, 2.0234Ha	Medium Density Res	Sec 4, SO 502556, 216m <sup>2</sup>		ROAD	Frankton-Ladies Mile Hwy	37.1
3154	13	Section 25 Blk II, Shotover SD, 2.0234Ha	Medium Density Res	Sec 4, SO 502556, 216m <sup>2</sup>		ROAD	Frankton-Ladies Mile Hwy	11.0
3159	13	Section 130 Blk I, Shotover SD, 2.0234Ha	Medium Density Res	Sec 1, SO 502556, 4518m <sup>2</sup>		ROAD	Frankton-Ladies Mile Hwy	238.0
3160	13	Section 132 Blk I, Shotover SD, 2.0234Ha	Rural	Sec 1, SO 502556, 4518m <sup>2</sup>		ROAD	Frankton-Ladies Mile Hwy	2113.2
3161	13	Section 131 Blk I, Shotover SD, 2.0234Ha	Rural	Sec 1, SO 502556, 4518m <sup>2</sup>		ROAD	Frankton-Ladies Mile Hwy	371.0
3162	13	Section 133 Blk I, Shotover SD, 2.0234Ha	Medium Density Res	Sec 1, SO 502556, 4518m <sup>2</sup>		ROAD	Frankton-Ladies Mile Hwy	970.2

<b>GISID</b>	<b>MAP NUMBER</b>	<b>OLD LEGAL DESCRIPTION</b>	<b>STAGE 1 PDP</b>	<b>NEW LEGAL DESCRIPTION</b>	<b>Operative DP Zone</b>	<b>STAGE 2 PDP</b>	<b>ROAD NAME</b>	<b>AREA SqM</b>
3574	13	Section 1, SO 461463, 279m <sup>2</sup>	Frankton Flats	Lot 101, DP 505552, 1339m <sup>2</sup>		ROAD	Frankton-Ladies Mile Hwy	279.4
3576	13	Section 5, SO 461463, 7655m <sup>2</sup>	Frankton Flats	Lot 101, DP 505552, 1339m <sup>2</sup>		ROAD	Frankton-Ladies Mile Hwy	1062.8
3191	16	Lot 2, DP 25911, 6.3680Ha	Rural Lifestyle	Sec 1, SO 502159, 109m <sup>2</sup>		ROAD	Haast Pass-Makarora Rd	110.0
3708	17	Lot 998, DP 372972, 1.5151Ha	Township	Lot 99, DP 502374, 2492m <sup>2</sup>		ROAD	Edna Lane	2494.9
3710	17	Lot 997, DP 372972, 1.8109Ha	Township	Lot 98, DP 502374, 2947m <sup>2</sup>		ROAD	Francis Lane	2951.8
702	18	Lot 100, DP 453936, 2.4664Ha	Low Density Res	Lot 997, DP 482460, 2691m <sup>2</sup>		ROAD	Nancy Lane	2694.4
932	18	Section 12 Blk VIII, Lower Hawea SD, Total 2.2662Ha	Rural	Sec 2, SO 489559, 2149m <sup>2</sup>		ROAD	Church Rd	2130.5
938	18	Pt Section 34 Blk VIII, Lower Hawea SD, 1.7955Ha	Rural	Sec 5, SO 489559, 330m <sup>2</sup>		ROAD	Church Rd	315.8
1134	18	Lot 919, DP 479637, 17.9589Ha	Low Density Res	Lot 816, DP 486039, 4637m <sup>2</sup>		ROAD	Bull Ridge	4646.4
1159	18	Pt Section 49 Blk VII, Lower Hawea SD, Total 1.7402~Ha	Rural	Marked C, SO 21757, 1310m <sup>2</sup>		ROAD	Luggate-Tarras Rd	1310.3
1282	18	Lot 49, DP 346120, 1.9911Ha	Low Density Res	Lot 98, DP 484206, 2102m <sup>2</sup>		ROAD	Eden Close	2104.9
1470	18	Lot 500, DP 481348, 3.9087Ha	Low Density Res	Lot 300, DP 491833, 5111m <sup>2</sup>		ROAD	Kahu Close	5115.3
1473	18	Lot 500, DP 481348, 3.9087Ha	Low Density Res	Lot 301, DP 491833, 1589m <sup>2</sup>		ROAD	Matipo St	1590.7
1617	18	Lot 919, DP 479637, 17.9589Ha	Low Density Res	Lot 815, DP 491676, 5392m <sup>2</sup>		ROAD	Avalanche Place	5400.9

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1683	18	Lot 38, DP 443395, 4091m <sup>2</sup>	Low Density Res	Lot 100, DP 489206, 798m <sup>2</sup>		ROAD	Pukeko Place	795.9
2505	18	Pt Section 49 Blk VII, Lower Hawea SD, Total 1.7402~Ha	Rural	Sec 1, SO 496286, 788m <sup>2</sup>		ROAD	Luggate-Tarras Rd	789.0
3412	18	Lot 5, DP 300734, 4.0183Ha	Low Density Res	Lot 28, DP 502229, 4561m <sup>2</sup>		ROAD	Barclay Place	4566.0
3617	18	Lot 1, DP 356941, 2.5001Ha	Low Density Res	Lot 22, DP 500646, 3057m <sup>2</sup>		ROAD	Stackbrae Ave	3060.9
3806	18	Lot 301, DP 471213, 4.3729Ha	Rural Residential (Operative)	Lot 100, DP 490923, 1469m <sup>2</sup>		ROAD	Mount Linton Ave	1471.0
3807	18	Lot 301, DP 471213, 4.3729Ha	Rural Residential (Operative)	Lot 101, DP 490923, 24m <sup>2</sup>		ROAD	Aubrey Rd	25.1
4966	18	Lot 65, DP 371470, 106.8838Ha	Rural General (Operative)	Lot 3000, DP 510104, 1.1679Ha		ROAD	Cluden Cr	11695.3
5121	18	Lot 3, DP 449599, 16.7836Ha	Low Density Res	Lot 900, DP 509001, 1.0417Ha		ROAD	Garnet Grove	10432.3
5147	18	Pt Section 52 Blk XIV, Lower Wanaka SD, 4381m <sup>2</sup>	Low Density Res			ROAD	Kidson Lane	155.5
1091	24	Lot 1012, DP 475648, 13.2818Ha	Township	Lot 972, DP 483256, 3249m <sup>2</sup>		ROAD	Finch St	3250.8
1637	24	Lot 1012, DP 475648, 13.2818Ha	Township	Lot 971, DP 492801, 3692m <sup>2</sup>		ROAD	Kingfisher Cr	3697.8
2315	24	Lot 1012, DP 475648, 13.2818Ha	Large Lot Residential	Lot 971, DP 496259, 9286m <sup>2</sup>		ROAD	Kingfisher Cr	9298.0
2857	24	Lot 1012, DP 475648, 13.2818Ha	Township	Lot 972, DP 498916, 7522m <sup>2</sup>		ROAD	Kingfisher Cr	7534.1
3832	24	Pt Lot 1, DP 304935, 1.1711Ha	Township	Lot 13, DP 506991, 1563m <sup>2</sup>		ROAD	Hebbard Court	1565.6

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95	25	Crown Land Block XXI Town of Glenorchy, , 3.3471~Ha	Rural	Sec 2, SO 460860, 1240m <sup>2</sup>		ROAD	Glenorchy-Queenstown Rd	1243.9
193	25	Section 15, SO 369025, 29.8891Ha	Rural			ROAD	Glenorchy-Queenstown Rd	38.3
194	25	Crown Land Block IV Glenorchy Survey District, , 4.1096~Ha	Rural			ROAD	Glenorchy-Queenstown Rd	23.1
195	25	Section 27 Blk IV, Glenorchy SD, 5893m <sup>2</sup>	Rural			ROAD	Glenorchy-Queenstown Rd	293.1
257	25	Crown Land Block XXI Town of Glenorchy, , 3.3471~Ha	Rural	Sec 3, SO 460860, 1651m <sup>2</sup>		ROAD	Glenorchy-Queenstown Rd	1583.2
320	25	Crown Land Block IV Glenorchy Survey District, , 4.1096~Ha	Rural	Sec 6, SO 460860, 405m <sup>2</sup>		ROAD	Glenorchy-Queenstown Rd	407.1
493	30	Lot 600, DP 480834, 18.6264Ha	Shotover Country SZ	Lot 800, DP 485096, 5466m <sup>2</sup>		ROAD	Myles Way	5476.5
494	30	Lot 600, DP 480834, 18.6264Ha	Shotover Country SZ	Lot 801, DP 485096, 391m <sup>2</sup>		ROAD	Primrose Lane	391.8
495	30	Lot 600, DP 480834, 18.6264Ha	Shotover Country SZ	Lot 802, DP 485096, 663m <sup>2</sup>		ROAD	Primrose Lane	665.0
642	30	Lot 2, DP 479975, 2.0392Ha	Shotover Country SZ	Lot 101, DP 486079, 2034m <sup>2</sup>		ROAD	Marston Rd	2038.0
645	30	Lot 2, DP 479975, 2.0392Ha	Shotover Country SZ	Lot 100, DP 486079, 1896m <sup>2</sup>		ROAD	Coventry Cr	1900.2
1059	30	Lot 600, DP 480834, 18.6264Ha	Shotover Country SZ	Lot 801, DP 488075, 1.1835Ha		ROAD	Marsden Place	11859.4
1060	30	Lot 600, DP 480834, 18.6264Ha	Shotover Country SZ	Lot 802, DP 488075, 255m <sup>2</sup>		ROAD	Tudor Lane	255.7

GISID	MAP NUMBER	OLD LEGAL DESCRIPTION	STAGE 1 PDP	NEW LEGAL DESCRIPTION	Operative DP Zone	STAGE 2 PDP	ROAD NAME	AREA SqM
1061	30	Lot 600, DP 480834, 18.6264Ha	Shotover Country SZ	Lot 803, DP 488075, 379m <sup>2</sup>		ROAD	Violet Way	379.5
1062	30	Lot 600, DP 480834, 18.6264Ha	Shotover Country SZ	Lot 804, DP 488075, 1798m <sup>2</sup>		ROAD	Violet Way	1802.1
1575	30	Lot 12, DP 386956, 10.1429Ha	Shotover Country SZ	Lot 800, DP 491188, 3091m <sup>2</sup>		ROAD	Ashenhurst Way	2144.8
1576	30	Lot 3, DP 470413, 11.5515Ha	Shotover Country SZ	Lot 800, DP 491188, 3091m <sup>2</sup>		ROAD	Ashenhurst Way	952.6
1577	30	Lot 4, DP 473343, 17.7892Ha	Shotover Country SZ	Lot 801, DP 491188, 6702m <sup>2</sup>		ROAD	Toni's Terrace	4309.7
1578	30	Lot 11, DP 386956, 7.9264Ha	Shotover Country SZ	Lot 801, DP 491188, 6702m <sup>2</sup>		ROAD	Toni's Terrace	2404.5
1735	30	Lot 3, DP 470413, 11.5515Ha	Shotover Country SZ	Sec 3, SO 494244, 411m <sup>2</sup>		ROAD	Ashenhurst Way	411.0
2179	30	Lot 601, DP 473621, 4.3188Ha	Shotover Country SZ	Lot 600, DP 496374, 4270m <sup>2</sup>		ROAD	Cheltenham Rd	4275.7
2181	30	Lot 601, DP 473621, 4.3188Ha	Shotover Country SZ	Lot 601, DP 496374, 2962m <sup>2</sup>		ROAD	Cheltenham Rd	2966.9
2182	30	Lot 1, DP 459652, 6914m <sup>2</sup>	Shotover Country SZ	Lot 604, DP 496374, 1303m <sup>2</sup>		ROAD	Cheltenham Rd	1306.4
2271	30	Lot 4, DP 479975, 1.7730Ha	Shotover Country SZ	Lot 103, DP 491820, 3036m <sup>2</sup>		ROAD	Coventry Cr	3041.6
2273	30	Lot 4, DP 479975, 1.7730Ha	Shotover Country SZ	Lot 104, DP 491820, 1910m <sup>2</sup>		ROAD	Stone Walls Terrace	1913.7
2361	30	Lot 600, DP 480834, 18.6264Ha	Shotover Country SZ	Lot 806, DP 491187, 1438m <sup>2</sup>		ROAD	Primrose Lane	1441.1



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2600	30	Lot 600, DP 480834, 18.6264Ha	Shotover Country SZ	Lot 805, DP 497934, 2323m <sup>2</sup>		ROAD	Tudor Lane	2327.8
2601	30	Lot 600, DP 480834, 18.6264Ha	Shotover Country SZ	Lot 807, DP 497934, 720m <sup>2</sup>		ROAD	Tudor Lane	721.5
2942	30	Lot 14, DP 386956, 8.3215Ha	Shotover Country SZ	Lot 2000, DP 501112, 9536m <sup>2</sup>		ROAD	Regent St	5465.3
2943	30	Lot 15, DP 386956, 10.4683Ha	Shotover Country SZ	Lot 2000, DP 501112, 9536m <sup>2</sup>		ROAD	Nobles Lane	2799.7
2944	30	Lot 3, DP 470413, 11.5515Ha	Shotover Country SZ	Lot 2000, DP 501112, 9536m <sup>2</sup>		ROAD	Regent St	1292.1
2945	30	Lot 3, DP 470413, 11.5515Ha	Shotover Country SZ	Lot 2001, DP 501112, 1392m <sup>2</sup>		ROAD	Ashenhurst Way	1394.8
2946	30	Lot 3, DP 470413, 11.5515Ha	Shotover Country SZ	Lot 2002, DP 501112, 807m <sup>2</sup>		ROAD	Stalker Rd	809.1
3195	30	Lot 2, DP 20797, 4.3946Ha	Rural			ROAD	Herries Lane	19.8
3202	30	Lot 500, DP 470412, 23.6578Ha	Shotover Country SZ			ROAD	Howards Dr	16.3
3279	30	Lot 12, DP 386956, 10.1429Ha	Shotover Country SZ	Lot 2002, DP 503962, 8452m <sup>2</sup>		ROAD	Regent St	1807.7
3280	30	Lot 3, DP 470413, 11.5515Ha	Shotover Country SZ	Lot 2002, DP 503962, 8452m <sup>2</sup>		ROAD	Peterley Rd	6660.2
3964	30	Lot 12, DP 386956, 10.1429Ha	Shotover Country SZ	Lot 800, DP 506583, 2880m <sup>2</sup>		ROAD	Chadlington Way	2494.9
3965	30	Lot 11, DP 386956, 7.9264Ha	Shotover Country SZ	Lot 800, DP 506583, 2880m <sup>2</sup>		ROAD	Stalker Rd	391.4
3966	30	Lot 12, DP 386956, 10.1429Ha	Shotover Country SZ	Lot 801, DP 506583, 2012m <sup>2</sup>		ROAD	Masons Court	1923.3

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3967	30	Lot 3, DP 470413, 11.5515Ha	Shotover Country SZ	Lot 801, DP 506583, 2012m <sup>2</sup>		ROAD	Peterley Rd	93.4
3968	30	Lot 12, DP 386956, 10.1429Ha	Shotover Country SZ	Lot 802, DP 506583, 1523m <sup>2</sup>		ROAD	Chadlington Way	1526.0
3969	30	Lot 12, DP 386956, 10.1429Ha	Shotover Country SZ	Lot 803, DP 506583, 919m <sup>2</sup>		ROAD	Masons Court	548.0
3970	30	Lot 3, DP 470413, 11.5515Ha	Shotover Country SZ	Lot 803, DP 506583, 919m <sup>2</sup>		ROAD	Masons Court	372.6
4275	30	Lot 3, DP 337268, 4013m <sup>2</sup>	Low Density Res	Lot 200, DP 505513, 1413m <sup>2</sup>		ROAD	Red Cottage Dr	1414.0
4276	30	Lot 1, DP 26719, 3.8393Ha	Low Density Res	Lot 201, DP 505513, 1.1482Ha		ROAD	Bathans Lane	10948.0
4278	30	Lot 3, DP 392823, 6843m <sup>2</sup>	Low Density Res	Lot 201, DP 505513, 1.1482Ha		ROAD	Dewar St	521.5
4279	30	Lot 4, DP 447906, 27.3981Ha	Low Density Res	Lot 201, DP 505513, 1.1482Ha		ROAD	Lorne St	30.8
4281	30	Lot 3, DP 392823, 6843m <sup>2</sup>	Low Density Res	Lot 202, DP 505513, 7637m <sup>2</sup>		ROAD	Lauder St	1412.4
4282	30	Lot 4, DP 447906, 27.3981Ha	Low Density Res	Lot 202, DP 505513, 7637m <sup>2</sup>		ROAD	Clover Lane	6239.0
4285	30	Lot 4, DP 447906, 27.3981Ha	Rural	Lot 203, DP 505513, 5820m <sup>2</sup>		ROAD	Hayes Creek Rd	5829.3
4288	30	Lot 4, DP 447906, 27.3981Ha	Rural	Lot 204, DP 505513, 2554m <sup>2</sup>		ROAD	Huxley Place	2558.4
4293	30	Lot 1, DP 26719, 3.8393Ha	Low Density Res	Lot 300, DP 505513, 1656m <sup>2</sup>		ROAD	Red Cottage Dr	1134.1
4294	30	Lot 3, DP 392823, 6843m <sup>2</sup>	Low Density Res	Lot 300, DP 505513, 1656m <sup>2</sup>		ROAD	Red Cottage Dr	525.4

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4979	30	Lot 4, DP 473343, 17.7892Ha	Shotover Country SZ	Lot 800, DP 510123, 7046m <sup>2</sup>		ROAD	Cherwell Lane	4396.4
4980	30	Lot 11, DP 386956, 7.9264Ha	Shotover Country SZ	Lot 800, DP 510123, 7046m <sup>2</sup>		ROAD	Butler Lane	2664.8
4981	30	Lot 12, DP 386956, 10.1429Ha	Shotover Country SZ	Lot 801, DP 510123, 7861m <sup>2</sup>		ROAD	Peterley Rd	1711.3
4982	30	Lot 4, DP 473343, 17.7892Ha	Shotover Country SZ	Lot 801, DP 510123, 7861m <sup>2</sup>		ROAD	Cherwell Lane	2619.3
4983	30	Lot 11, DP 386956, 7.9264Ha	Shotover Country SZ	Lot 801, DP 510123, 7861m <sup>2</sup>		ROAD	Foxwell Way	3545.4
4984	30	Lot 12, DP 386956, 10.1429Ha	Shotover Country SZ	Lot 802, DP 510123, 291m <sup>2</sup>		ROAD	Chadlington Way	121.5
4985	30	Lot 11, DP 386956, 7.9264Ha	Shotover Country SZ	Lot 802, DP 510123, 291m <sup>2</sup>		ROAD	Chadlington Way	170.3
4986	30	Lot 11, DP 386956, 7.9264Ha	Shotover Country SZ	Lot 803, DP 510123, 1826m <sup>2</sup>		ROAD	Butler Lane	1829.5
4987	30	Lot 11, DP 386956, 7.9264Ha	Shotover Country SZ	Lot 804, DP 510123, 900m <sup>2</sup>		ROAD	Butler Lane	902.1
4988	30	Lot 11, DP 386956, 7.9264Ha	Shotover Country SZ	Lot 805, DP 510123, 751m <sup>2</sup>		ROAD	Headley Dr	752.9
4989	30	Lot 4, DP 473343, 17.7892Ha	Rural	Lot 806, DP 510123, 541m <sup>2</sup>		ROAD	Peasmoor Rd	542.8
4990	30	Lot 4, DP 473343, 17.7892Ha	Rural	Lot 807, DP 510123, 2499m <sup>2</sup>		ROAD	Hicks Rd	2504.0
4991	30	Lot 4, DP 473343, 17.7892Ha	Rural	Lot 808, DP 510123, 762m <sup>2</sup>		ROAD	Cherwell Lane	764.0
2389	32	Lot 2, DP 305273, 3.5103Ha	Low Density Res	Lot 200, DP 490069, 6778m <sup>2</sup>		ROAD	Highlands Close	6791.9

<b>GISID</b>	<b>MAP NUMBER</b>	<b>OLD LEGAL DESCRIPTION</b>	<b>STAGE 1 PDP</b>	<b>NEW LEGAL DESCRIPTION</b>	<b>Operative DP Zone</b>	<b>STAGE 2 PDP</b>	<b>ROAD NAME</b>	<b>AREA SqM</b>
502	33	Lot 7, DP 475347, 43.9200Ha	Remarkables Park SZ	Lot 4, DP 485537, 2698m <sup>2</sup>		ROAD	Red Oaks Dr	2702.9
1667	33	Lot 4, DP 475347, 11.0935Ha	Remarkables Park SZ	Lot 3, DP 492600, 960m <sup>2</sup>		ROAD	Cherry Blossom Ave	962.7
4541	33	Lot 103, DP 411971, 2.2181Ha	Low Density Res	Lot 501, DP 505699, 7578m <sup>2</sup>		ROAD	Middleton Rd	226.6
4542	33	Lot 102, DP 411971, 20.3888Ha	Low Density Res	Lot 501, DP 505699, 7578m <sup>2</sup>		ROAD	Florence Close	6871.5
4543	33	Lot 104, DP 411971, 661m <sup>2</sup>	Low Density Res	Lot 501, DP 505699, 7578m <sup>2</sup>		ROAD	Middleton Rd	485.2
4545	33	Lot 102, DP 411971, 20.3888Ha	Low Density Res	Lot 502, DP 505699, 119m <sup>2</sup>		ROAD	Middleton Rd	116.5
4547	33	Lot 102, DP 411971, 20.3888Ha	Low Density Res	Lot 510, DP 505699, 1460m <sup>2</sup>		ROAD	Middleton Rd	1454.3
1963	39	Lot 104, DP 454410, 7.4031Ha	Low Density Res	Lot 101, DP 495396, 3170m <sup>2</sup>		ROAD	Evening Star Rd	3175.0
131	9	Pt Reserve D Blk X, Glenorchy SD, 63.0931~Ha	Rural			ROAD	Glenorchy-Queenstown Rd	14079.4
165	9	Pt Reserve D Blk X, Glenorchy SD, 63.0931~Ha	Rural	Sec 8, SO 471631, 487m <sup>2</sup>		ROAD	Glenorchy-Queenstown Rd	488.7
1	10		ROAD	Pt Sec 16 BLK XVIII, Shotover SD, 594m <sup>2</sup>		Rural		222.9
2	10		ROAD	Pt Sec 16 BLK XVIII, Shotover SD, 594m <sup>2</sup>		Rural		867.4
4	10		ROAD	Sec 12, SO 467007, 58m <sup>2</sup>		Rural		59.0
53	10		ROAD	Sec 76, SO 357952, 613m <sup>2</sup>		Rural		613.6
94	10		ROAD	Sec 83, SO 357952, 968m <sup>2</sup>		Rural		1855.6

GISID	MAP NUMBER	OLD LEGAL DESCRIPTION	STAGE 1 PDP	NEW LEGAL DESCRIPTION	Operative DP Zone	STAGE 2 PDP	ROAD NAME	AREA SqM
96	10		ROAD	Sec 4, SO 467007, 23m <sup>2</sup>		Rural		23.7
99	10		ROAD	Sec 11, SO 467007, 192m <sup>2</sup>		Rural		193.3
102	10		ROAD	Sec 9, SO 467007, 324m <sup>2</sup>		Rural		324.8
104	10		ROAD	Sec 59, SO 357952, 6188m <sup>2</sup>		Rural		232.5
105	10		ROAD	Sec 59, SO 357952, 6188m <sup>2</sup>		Rural		5731.1
109	10		ROAD	Sec 2, SO 467007, 97m <sup>2</sup>		Rural		97.3
125	10		ROAD	Sec 65, SO 357952, 22m <sup>2</sup>		Rural		159.7
155	10		ROAD	Sec 69, SO 357952, 201m <sup>2</sup>		Rural		216.9
192	10		ROAD	Sec 61, SO 357952, 53m <sup>2</sup>		Rural		168.8
220	10		ROAD	Sec 82, SO 357952, 211m <sup>2</sup>		Rural		231.9
267	10		ROAD	Sec 18, SO 357952, 4129m <sup>2</sup>		Rural		4132.5
294	10		ROAD	Sec 10, SO 467007, 195m <sup>2</sup>		Rural		195.5
3283	10		ROAD	Lot 3, DP 493411, 91.8608Ha		Rural		3276.1
66	12		ROAD	Sec 9, SO 471631, 350m <sup>2</sup>		Rural		351.4
5164	12		ROAD	Sec 5, SO 510753, 6.2793Ha		Rural		871.6
1996	13		ROAD	Sec 1, SO 495820, 1234m <sup>2</sup>		Rural		266.8
3114	18		ROAD	Pt Sec 4 Blk XI, Lower Wanaka SD, 25.77~Ha		Rural		1943.7
3117	18		ROAD	Pt Sec 9 Blk VI, Lower Hawea SD, 71.77~Ha		Rural		5506.1
3121	18		ROAD	Pt Sec 11 Blk VI, Lower Hawea SD, 57.85~Ha		Rural		6091.9

<b>GISID</b>	<b>MAP NUMBER</b>	<b>OLD LEGAL DESCRIPTION</b>	<b>STAGE 1 PDP</b>	<b>NEW LEGAL DESCRIPTION</b>	<b>Operative DP Zone</b>	<b>STAGE 2 PDP</b>	<b>ROAD NAME</b>	<b>AREA SqM</b>
184	25		ROAD	Sec 5, SO 460860, 321m <sup>2</sup>		Rural		299.1
234	25		ROAD	Sec 7, SO 460860, 6350m <sup>2</sup>		Rural		6871.7
3194	30		ROAD	Sec 9, SO 504525, 927m <sup>2</sup>		Rural		920.4
5151	9		ROAD	Sec 1, SO 510753, 22.1739Ha		Rural		54.5
5156	9		ROAD	Sec 2, SO 510753, 425.9659Ha		Rural		16900.0
5176	9		ROAD			Rural		13.5
5184	9		ROAD	Sec 3, SO 510753, 1484.2954Ha		Rural		958.6
3189	16		ROAD	Sec 2, SO 502159, 6.3561Ha		Rural Lifestyle		88.3
2869	30	Lot 101, DP 386956, 4980m <sup>2</sup>	ROAD	Lot 555, DP 501112, 2044m <sup>2</sup>	Shotover Country SZ			101.6
2871	30	Lot 101, DP 386956, 4980m <sup>2</sup>	ROAD	Lot 556, DP 501112, 4273m <sup>2</sup>	Shotover Country SZ			153.2
2874	30	Lot 101, DP 386956, 4980m <sup>2</sup>	ROAD	Lot 557, DP 501112, 813m <sup>2</sup>	Shotover Country SZ			152.2
7430989	31	Section 53, SO 459748, 12201m <sup>2</sup>	ROAD	Lot 9, DP 491052, 41.9717Ha	Remarkables Park SZ			12219.0
7430990	31	Section 54, SO 459748, 17574m <sup>2</sup>	ROAD	Lot 6, DP 475347, 18.8921Ha	Remarkables Park SZ			17623.0